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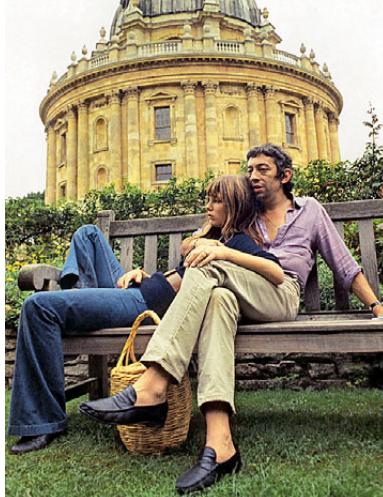
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FIBER REINFORCED PLASTIC,
LACQUER, URETHANE, MOTOR,
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POE AND HARA MUSEUM OF
CONTEMPORARY ART; BLUM &
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Avon House (5th Floor), Kensington Village,
Avonmore Road, London W14 8TS 020 7605 2200

Publishing Director
Caroline Vernhettes

Editor-in-Chief
Vicky Mayer

EDITORIAL

Group Editor Mark Kebble
Mark.kebble@archant.co.uk

Editor Catherine McCabe
Catherine.mccabe@archant.co.uk

Assistant Editor Kat Hopps

Property Editor Karen Tait
Karen.tait@archant.co.uk

Art Director Andrew Pye

Senior Designer Tom Miller

Designers Joseph Ross

Staff Photographer Joe Lord

Digital Editor Jemima Boost

ADVERTISING

Commercial Director
Eddie Pearce

DISPLAY

Senior Sales Manager Mark Bloomfield
Mark.bloomfield@archant.co.uk

Account Manager Maria Mills
Maria.mills@archant.co.uk

Classified Sales Executive Daniel Jaghai
Daniel.jaghai@archant.co.uk
Sales support Dominique Quinlan

PROPERTY

Central London Property Manager Hywel Kennedy
Hywel.kennedy@archant.co.uk

DISTRIBUTION

Logistics Manager Ryan Michael
Ryan.michael@archant.co.uk
Subscriptions 020 7605 2262

Archant London Managing Director
Will Hattam



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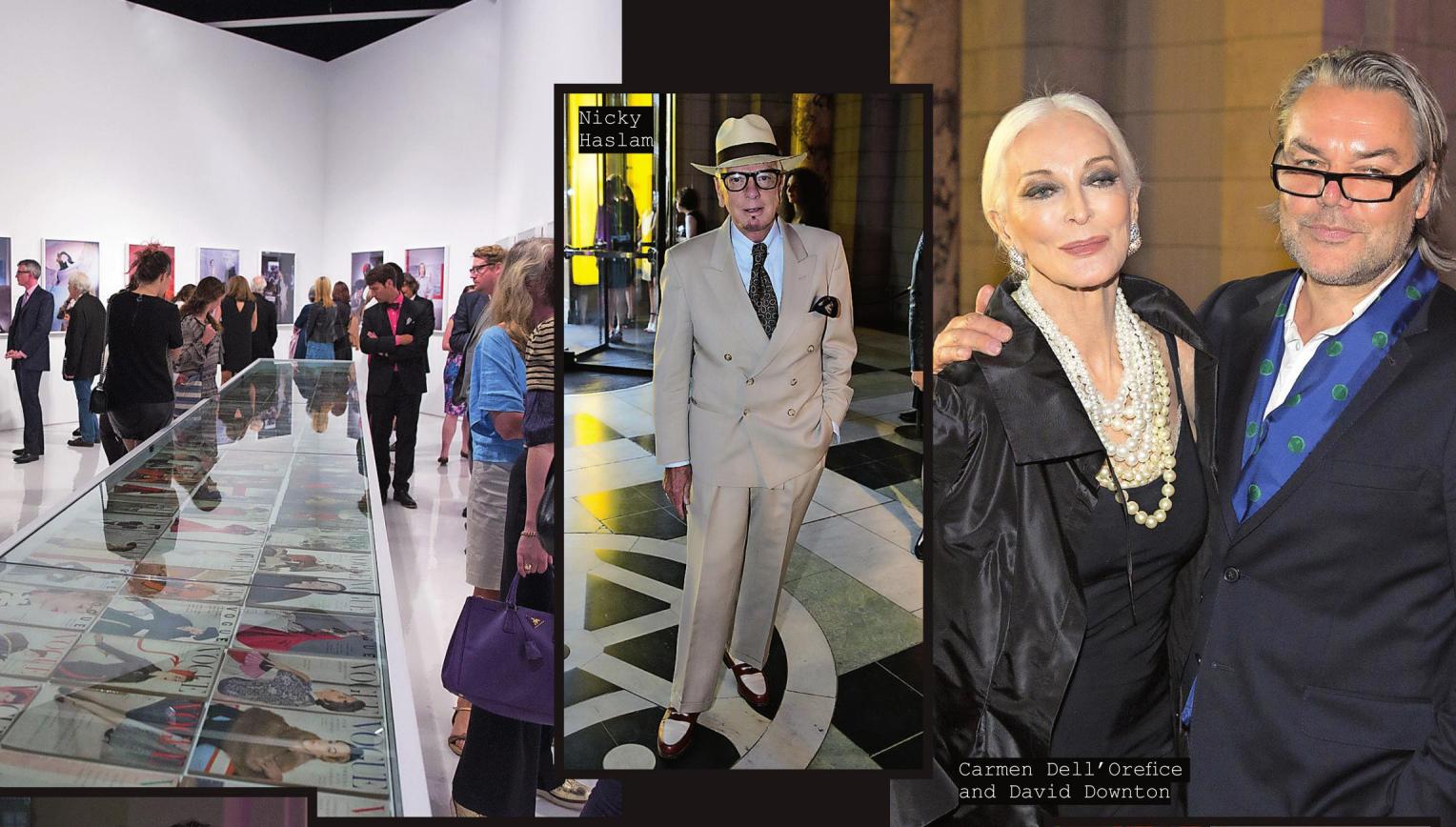
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Carmen Dell'Orefice
and David Downton

SOCIAL NETWORK

Horst P. Horst exhibition launches at the V&A



John Swannell and
Yasmin Le Bon



Martin Roth and
Carmen Dell'Orefice



Rachel Snider



Amber Le Bon and
Yasmin Le Bon



Patrick Cox

HORST: PHOTOGRAPHER OF STYLE PREVIEW

The V&A celebrates the life and work of German photographer Horst P. Horst

Photographer Horst P. Horst was never a true follower of fashion – but that didn't stop him creating some of *Vogue*'s most memorable images. The V&A opened its latest exhibition *Horst: Photographer of Style* with a private view attended by some of the biggest names in fashion. Patrick Cox, Yasmin Le Bon and Carmen Dell'Orefice all joined to admire the classic *Vogue* covers, the Mainbocher Corset and Horst's lesser known works. All images © Victoria and Albert Museum



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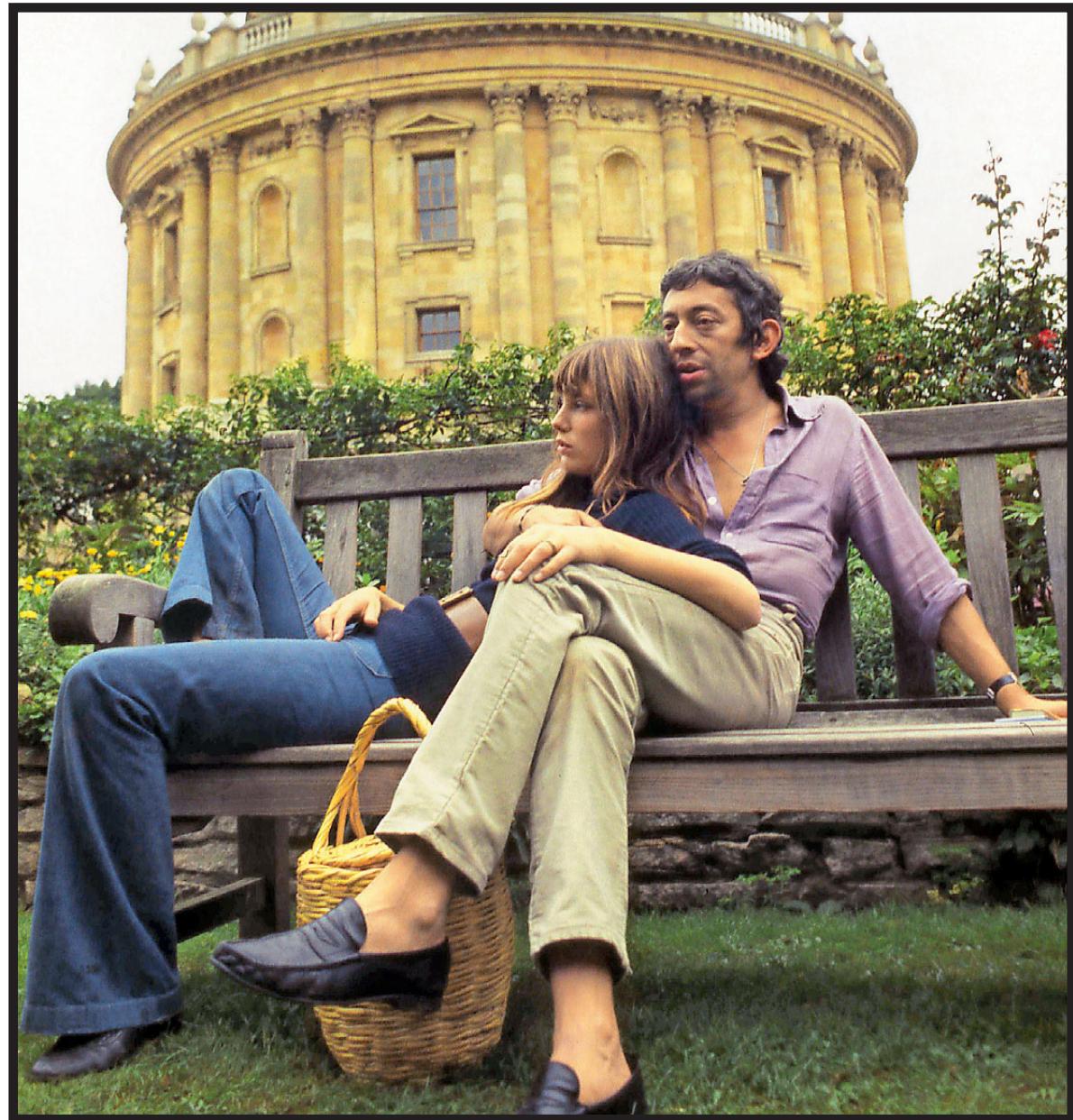
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ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH }



JANE & SERGE IN FRONT OF THE BODLEIAN, OXFORD, 8 AUGUST 1969 © ANDREW BIRKIN

JANE & SERGE

Proud Chelsea presents an exclusive exhibition of the famed lovers

It was on the set of 1968 film *Slogan* that French singer-songwriter Serge Gainsbourg and young British actress Jane Birkin met, falling passionately in love. Their public and turbulent 12-year relationship produced one daughter, Charlotte, while captivating a generation in the process. During this period, Jane's brother Andrew Birkin, a writer and film-maker, took many photos of the pair in their more personal moments away from the glare of the celebrity limelight. Now Proud Chelsea presents these images in its new exhibition, Jane & Serge.

Entry free. Open now until 26 October, Monday-Sunday, 10am-7pm. 161 King's Road SW3 5XP; proud.co.uk >

WATER RACE

The Great River Race is a spectacular boat race up the River Thames that attracts over 300 crews from all over the globe and appeals to every level of competitor from those who enjoy fun, fancy dress and charity stunts, to serious sportsmen and women who simply want to win. For more on the race that takes place on 27 September, visit greatriverrace.co.uk



PENS AT THE READY

Children are more accustomed to keyboards and touchscreens these days, which is why The Big Draw offers them, and adults, the opportunity to re-engage with colouring and paints through a series of events and activities. The Big Draw is run in conjunction with museums, outdoor spaces, artists, designers and illustrators. The festival runs from 1 October-2 November; see more at campaignfordrawing.org for the full list of participating venues.



QUEEN OF CHAT

She's already won the nation's hearts on TV, and now you can see Clare Balding live at Cadogan Hall as she talks with some of Britain's best-loved writers and celebrities about their current book and personal experiences. The line-up includes Caitlin Moran, David Nicholls, Graham Norton, Danny Baker, Paul Merton and Kate Mosse amongst others. Two sessions a day, 2.30pm and 7.30pm, from 3-4 October.

For full ticket prices and availability, visit cadoganhall.com



ARENA

ON YOUR FEET

Amateur and professional dancers will strut their stuff as they compete in the International Ballroom Dancing Championships, which come to the Royal Albert Hall on 9 October. Expect over 360 participants to set the floor alight with their glittery costumes and daring moves.

Tickets are available from royalalberthall.com



Rugman, Jealous
Gallery, David Bowie

HOME COMING
It's been 15 years since the first Affordable Art Fair and the organisers will celebrate the landmark by returning to its original home, Battersea Park, from 23-26 October.
affordableartfair.com



Online

For more images
and events visit
theresident.co.uk



FEELING THE BLUES

Multi award-winning singer/songwriter Sheryl Crow will headline the final night of BluesFest at the Royal Albert Hall on 31 October. The gig comes following the release of 2013's *Feels Like Home*, her ninth studio album – and will bring to a close a gig-packed six days of blues, jazz, RnB and soul.

Full listings can be found at
royalalberthall.com

CONQUER LONDON'S THREE PEAKS

On Sunday 5 October, adrenaline junkies can rise to the ultimate challenge and Stand Up To Cancer by taking on an exciting new endurance event to raise money for pioneering cancer research. Conquer a gruelling 2,088 steps up three of London's most iconic buildings – The Gherkin, Salesforce Tower London and 200 Aldersgate – then complete a 5k run between the towers, before abseiling a nerve-bending 56m off the north building of 200 Aldersgate.

To take part in London 3 Peaks, visit
standuptocancer.org.uk/L3P



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The resident RECOMMENDS

5 of the best shops for fancy dress and costume hire

1 RELLIK LONDON

Known as a destination shop for Kylie and Kate Moss, Rellik is independently owned by three local clothing aficionados who all met as traders at Portobello market. The shop is founded on a love for vintage women's clothing and accessories. If you're after original pieces for a retro costume, this is the place. Open Tuesday-Saturday, 10am-6pm.

8 Golborne Road W10 5NW;
relliklondon.co.uk



2 COSTUME BOUTIQUE

Not only does Costume Boutique have an exclusive collection of high-quality costumes, it offers bespoke creations too. Costume hire prices range from £65 to £105, with bespoke styling available at separate prices. The shop is by appointment only. Open Tuesday-Thursday 10am-6pm, and Friday to Saturday 10am-7pm.

Studio 38, Great Western Studios,
65 Alfred Road W2 5EU;
costumeboutique.co.uk



3 VIOLET'S BOX

Spotting a gap for high-end, eclectic fancy dress, this Fulham-based boutique covers a range of themes and periods from burlesque and fairy tale to superhero and Studio 54. In addition to an especially designed corset range by Morua, the boutique's extravagant accessories are quirky yet tasteful – opera gloves, feather headdresses, and Christy's top hats being a few examples. Everything is available to buy, but many items can be rented too.

6 Bishop's Road SW6 7AB;
violet'sbox.com

4 MERCHANT ARCHIVE

Originally conceived as a vintage source for fashion designers, Merchant Archive has evolved into a go-to destination for rare vintage clothing, homewares and accessories. It's a trusted source: pieces found globally from specialist dealers mean that what you buy will be truly special and of the highest possible quality, whether it's a pair of beautifully engraved 1870s tortoise earrings or a black and pink feather print kimono. Open Monday-Saturday 10am-6.30pm, Sunday 12pm-5pm.



19 Kensington Park Road
W11 2EU;
merchantarchive.com

5 CARNIVAL STORE

If you're seeking essential fancy dress accessories – think moustaches, false teeth, glow-in-the-dark eyes and fake tattoos – Carnival Store is the place for you. Established in 1952, it is still a family-run business today and caters for a variety of themes. There are two floors of fancy dress wear for adults and children. Open Monday-Saturday, 10am-7pm.

95 Hammersmith Road W14 0QH;
020 7603 2918;
carnivalstore.co.uk





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‘The Muse at 269’ Gallery / Studio
is proud to present
2014 - Artists in residence Solo Shows...



Eugene Macki



Eugene Macki is an artist from East London.
Completed a MA in Fine Art at Chelsea College of Art and Design, 2011.
Current practice examines the relationship between abstract and representation.
Between Forms and structure. Between tendency and emotion. Their ambiguity is what I thrive for.

PV 24th Sep, show runs from 25th - 12th Oct. (Opening hours / Monday - Sunday 12:00 - 18:00)
www.eugenemacki.com

Katie McCain



The limit is a boundary, always approaching. The boundary, the rule, can be transgressed.
Beyond the rule, the law, this limit concept, is a space of exception. This is the liminal space
between law and transgression in which the law is in force without law – it applies in ceasing to apply.
A state of exception occupies the boundary, opening a space for mediation between natural and
supernatural, law and transgression.
Beyond the rule becomes the rule in an endless becoming totalitarianism.

PV 15th Oct - show runs 16th October - 9th Nov (opening hours: Thursday - Sunday 12:00 18:00)

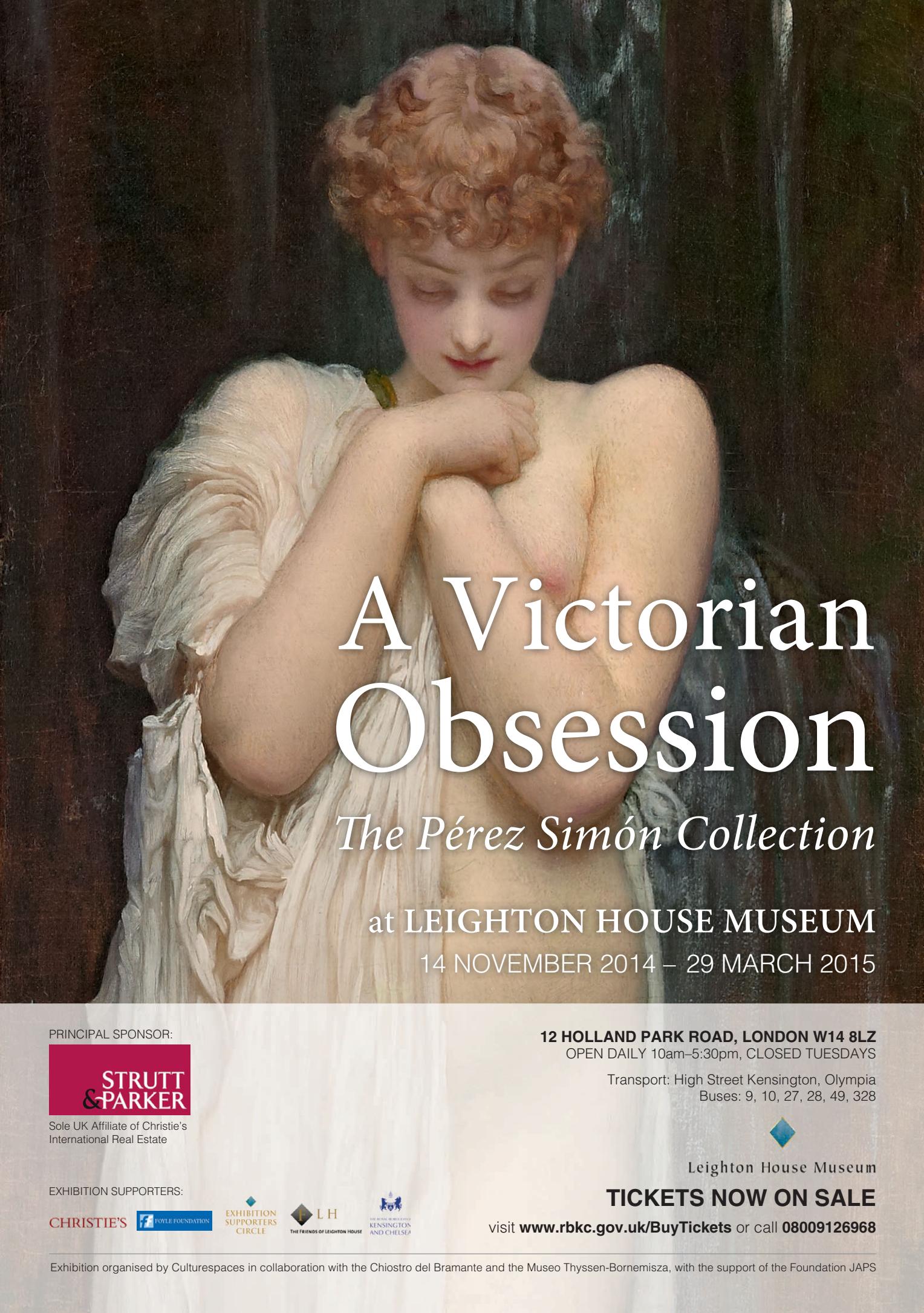
Małgorzata Łapsa-Malawska - <http://malawska.com>



Malgorzata Lapsa-Malawska (painter, graphic artist) Urban Loneliness
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SOMETHING TO WRITE HOME ABOUT

Charles Spencer, author and ninth Earl Spencer, on why he's looking forward to Wimbledon Bookfest

Words LORRAINE CRIGHTON-SMITH

Have you always been interested in history?

Yes – it's always been my passion. In the mid '70s I represented my prep school in a history prize, coming third nationally in the one-word answer bit, before coming completely unstuck in the essay part, and disappearing from sight among the 'also rans' – hardly a good omen for somebody who now writes history books! I read Modern History at Magdalen College, Oxford, specialising in the French Revolution. In my new book, *Killers of the King*, I focus on the English Revolution, of course.

What triggered your interest in the life, and death, of King Charles I?

We have a portrait of Charles I in the Picture Gallery at Althorp which has always intrigued me: despite being painted in his years of power, before the Civil War, in it he looks so very, very, sad. I believe strongly that he was temperamentally unsuited to kingship generally, and was particularly ill-suited to ruling at a time of such seismic shifts

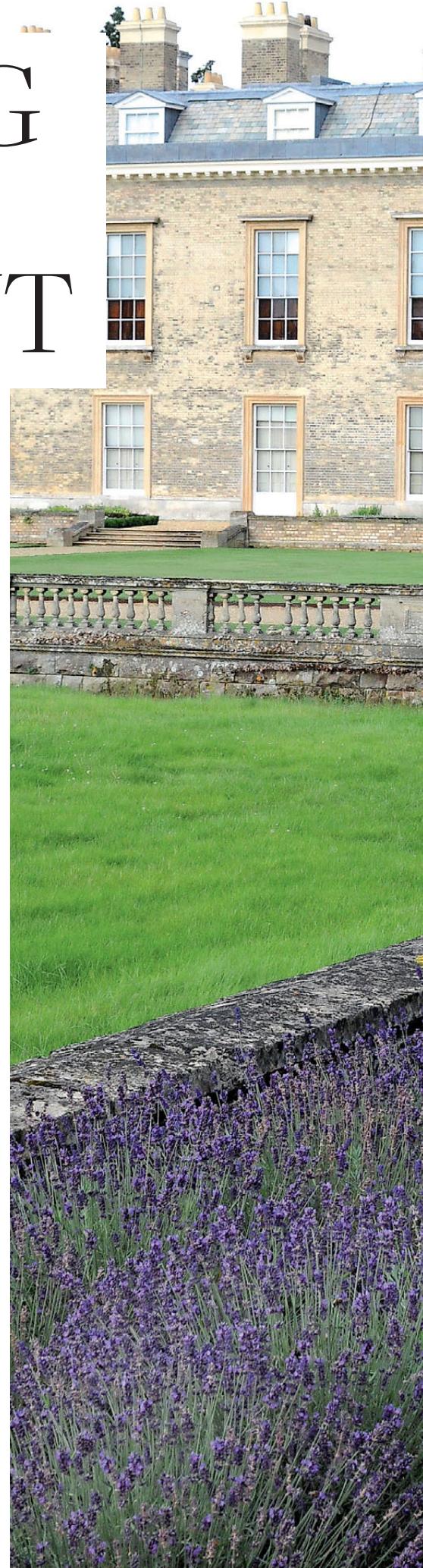
in society, politics and religion. His qualities lay in his gentle personality, which made him a fine father and a devout Christian. But he was no leader, tending always to absorb the advice of whoever had obtained his ear most recently, and most forcefully. The result was disastrous – for Britain (the Civil Wars brought about the greatest loss of life, per head of population, ever suffered by this country), and for him, through his prosecution, judgement and execution by the 80 or so men who are the subject of *Killers of the King*.

Can you tell us a bit about the Spencer family's historic connection with Wimbledon?

My family inherited Wimbledon in 1744, and had a large house there – which was sadly destroyed by fire at the end of the 18th century: a house maid was airing some laundry in preparation for my ancestors' arrival, and it caught light. Pretty much the entire house and its collection went up in smoke. The 5th Earl Spencer gave Wimbledon Common to the nation in the 1860s – there is a portrait at Althorp of him rifle-shooting on the Common, with other members of the precursors to the Home Guard. My family remained lords of the manor of Wimbledon until about 20 years ago.

Why are literary festivals important in this digital age?

I've run the Althorp Literary Festival for the past 11 years, and think I understand the magic of such events: it lies in





*The 5th Earl Spencer
gave Wimbledon
Common to the nation
in the 1860s*

serving up an informative, and varied collection of authors and poets to an appreciative audience. It's probably even more important for writers, though. Writers are often working in great isolation. Literary festivals give them the opportunity to mix with diverse personalities – we have them to stay the night, at Althorp – so they leave with an appreciation of their fellow writers, whether they be a hard-working novelist, a celebrity promoting their memoirs, a debuting poet, or a national treasure.

Are your children interested in history too?

My younger son, Ned, is a very handy historian, at the age of 10. He loves the Norman Conquest, and what followed. I'm not convinced the rest of them are particularly interested in it – yet!

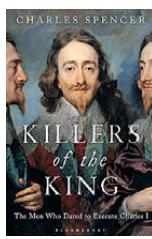
What is your favourite historical place in London?

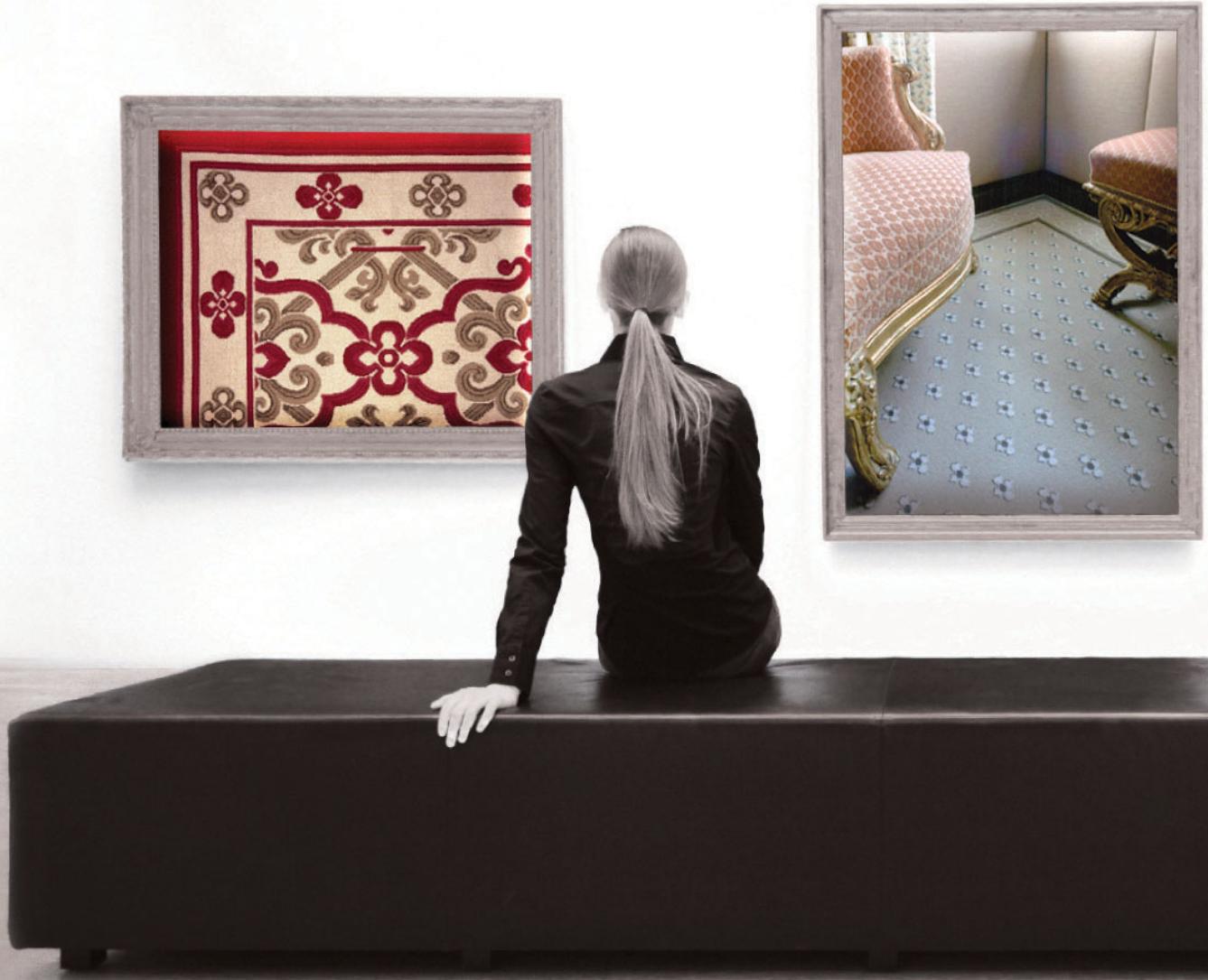
The Tower of London is my unoriginal choice – but I make no apologies for that. Although the modern displays are impressively done, and the guides there are excellent, it's the brooding presence of the place that excites me.

What is your 'Desert Island' book?

The complete works of F. Scott Fitzgerald. I will always marvel at his elegant prose, the sheer brilliance of his story-telling, the bravery of his structure, and the panache with which he pulled it all off. *The Last Tycoon* is my favourite work of his. It is a tragic love story, set in the early glory years of Hollywood. Fitzgerald died before editing it, but it still stands out as a work of astonishing ability.

Wimbledon Bookfest runs from 3 to 12 October. Charles Spencer will present *Killers of the King* in The Big Tent on The Common on Monday 6 October at 6.30pm. Tickets: £12.50. wimbledonbookfest.org





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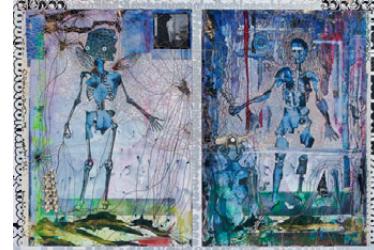
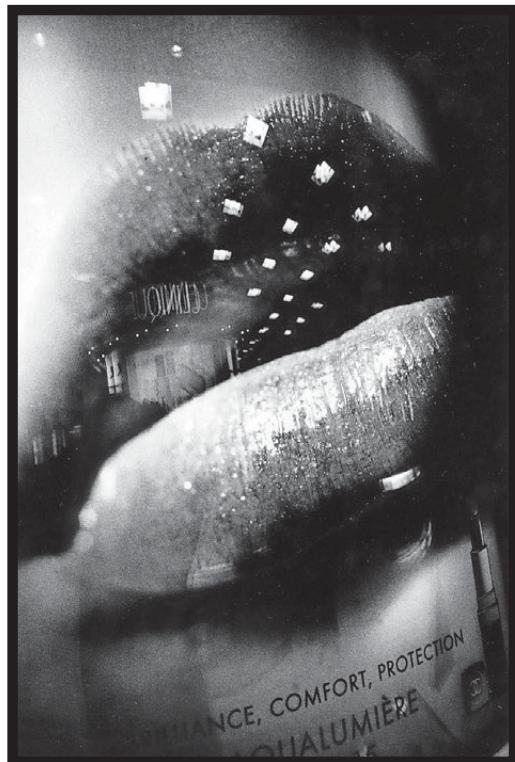
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LIMITED EDITIONS

Murray Macaulay, Print Specialist at Christie's, offers insider-advice for first-time art buyers, and tells us who to look out for at Multiplied Art Fair 2014



Murray Macaulay

What can visitors expect from Multiplied?

Multiplied is the UK's only contemporary editions fair, and what that means is we focus on art made in editions, but we're not a print fair or a photography fair. We include prints, photographs, multiples, 3D printing, digital art and artists books.

Are there any pieces you are excited about?

There's a French publisher called LN Edition which does really sophisticated 3D multiples, and she represents an artist called Tsuyu, who does very beautiful paper 3D hanging pieces.

When it comes to buying art, what's the benefit of something like Multiplied versus an auction?

I think Multiplied gives you the chance to buy the work of an artist while they are still unknown. I believe that's a real advantage. When things get to auction, they have been publicised a great deal. Multiplied will give you the chance to see work by artists that you won't usually see in auctions. Just seeing new

art – some of it may be collectable, and some of it may not, but that's the nature of buying contemporary art.

What advice would you give to someone taking a chance on an emerging artist?

I think you just have to be clear about your criterion. If you're buying work by a young graduate, you can only assess based on the quality of the work. If you're really looking to buy work for investment, then it's a good idea to aim for an artist who is represented by a good up-and-coming gallery who will be committed to that artist. Other things to look out for are reviews, and publications writing about 'the ones to watch'. Try to be informed.

What would be a realistic starter budget for Multiplied?

There will be work available in the £200 to £500 bracket, but the majority of works will be in the £1,000 to £5,000 bracket.

What would be your ideal piece of art?

I think I would probably be tempted by an Old Master print. I am a great fan of Rembrandt and Dürer. I would probably go for Adam and Eve by Dürer.

What's your best advice for someone buying art for the first time?

Buy with your heart. You can get a little weighed down with the idea of investment, and I think the best choices are made subjectively. Ultimately, art is something that is going to hang on your wall – otherwise it would be like buying a fast car and not driving it. You need to buy art that you want and appreciate.

Multiplied Art Fair, 17-20 October will take place at Christie's, 85 Old Brompton Road SW7 3LD; christies.com/multiplied



CLOCKWISE FROM TOP LEFT: DAIDO MORIYAMA, JOURNEY FOR SOMETHING 2012, LIMITED EDITION OF 40, HOUSED IN LINEN BOX 38.5X33X5CM. SIGNED AND NUMBERED; HENRIK SIMONSEN, GOLD DUSK, 2013, 9 COLOUR SCREENPRINT WITH HAND-APPLIED GOLD AND COPPER LEAF, UNIQUE, HAND SIGNED AND NUMBERED BY THE ARTIST, EDITION OF 15, 940 X 1130 MM. - COURTESY OF EYESTORM; SHIROU OHTAKE, H-1, 2014, NEON SCREEN AND INK ON KANITA PAPER, EDITION OF 20, 887 X 627 MM. COURTESY OF WHITECHAPEL GALLERY. LIMITED EDITIONS: SHEZAD DAWOOD, COLOUR THEORY, 2014, NEON AND MDF IN 5 PARTS, EDITION OF 5, 315 X 1695 X 78 MM. - COURTESY OF PARASOL UNIT

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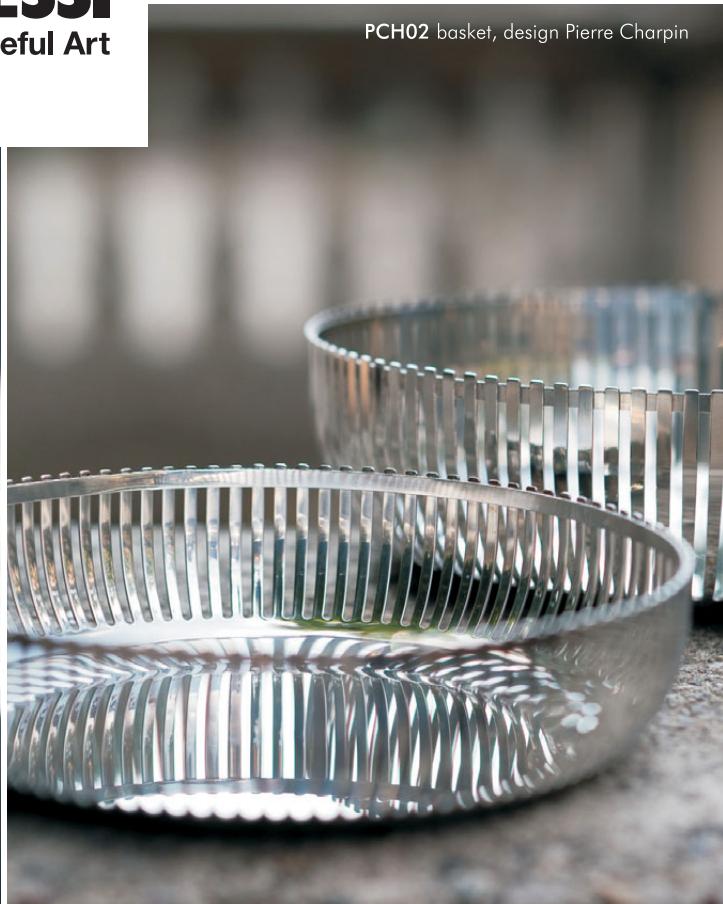
Sg68 toaster, design Stefano Giovannoni



Fatman folding cake stand, design Marcel Wanders



Juicy Salif citrus squeezer, design Philippe Starck



PCH02 basket, design Pierre Charpin

ALESSI
The Useful Art

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Harrods



Crowds debate Jeff Koons' inflatable lobster sculpture

THE BIG FRIEZE

Frieze Art Fair is on its way and, as its Head of VIP Kristina McLean reveals, 2014 is set to be a key year for aspiring art collectors

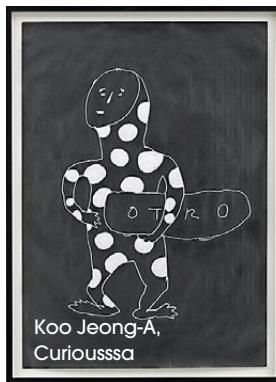
Words CATHERINE MCCABE

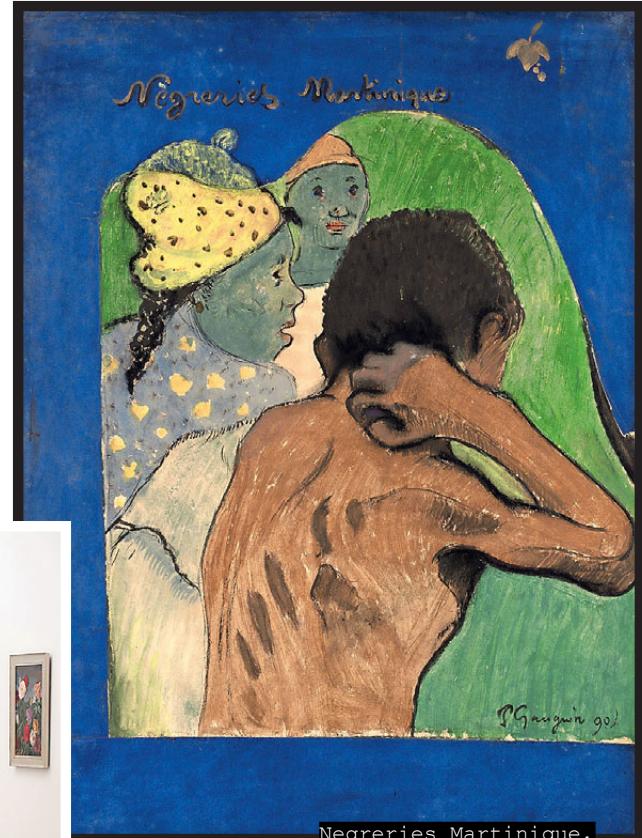
Art fairs can often be something of a serious business – a place where visitors scrutinise works in the millions from behind a firmly drawn yellow line. And yet, last year's Frieze Art Fair was like an artful playground. Children and art critics alike could be seen climbing inside the 'womb' of Jennifer Rubell's enormous 'self portrait' while Jeff Koons' candy-coloured sculptures reflected the crowds – protected from sticky fingerprints by security guards. And somehow, there was method in the madness. The 'art saturation' of years gone by had been toned down for the sake of visitor experience: more space,

fewer galleries, and a higher standard of work.

To date, Frieze remains one of the biggest events on the calendar of any collector but, for others, the 'art' world is an intimidating clique to penetrate.

Kristina McLean, Head of VIP Relations at Frieze claims that 2014 will be a landmark year for the 'green' art collector with the launch of new initiative, Frieze Bespoke. 'It's aimed at people who are interested in collecting and learning about collecting, those who don't really know where to start,' explains Kristina, 'it's a programme of private tours of the fair, led by art world insiders. It makes the Frieze fair a little less daunting.'





Can a curious art lover ever really afford a Frieze-standard work? Kristina believes with the right advice, it's more accessible than the headlines would have you believe. 'We have things that are up to £5.5 million or more, but there are also works in the thousands. There are a huge amount of people in London – young professionals, who are interested in the art world, and we just want to make that easier for them.'

Frieze is treated as something of a holiday destination for seasoned collectors, many of whom are drawn by the huge choice of works on offer. Between Frieze London and Frieze Masters, the fair covers more than 7,000 years of art history. The key collectors are still found in America, though strong communities are emerging in Germany and France. 'And we've recently been to China where many people were really looking at blue-chip contemporary art,' says Kristina.

Art sales and commerciality are an inescapable part of any art fair, but this year sees a bold new move from Frieze with the launch of Frieze Live. Sponsored by Alexander McQueen, this new section aims to interrupt the normal order of the fair with performance and participatory projects.

If conceptual works are explained to you, you could fall in love, don't have it nagging at you

Live will offer a chance for emerging galleries who have not previously worked with Frieze to use the space free of charge. One event will involve a performance from UNITED BROTHERS of the Green Tea Gallery, Iwaki with *Does This Soup Taste Ambivalent?*, where artists will ask visitors to taste soup cooked by their mother using vegetables grown in Fukushima's 2011 nuclear disaster. The ingredients have been certified as safe, but participants will have to explore the theoretical threat that it may be radioactive.

There will also be an expansion in the Frieze Focus section of the fair, which showcases emerging galleries – good news for those aiming to collect from lesser known artists.

Kristina's main advice for anyone visiting the fair, whether collector or bystander, is to talk to the galleries. Those people with the name tags sitting by the art are not installations, they are there to help. 'Learning is such a key part of Frieze. If conceptual works are explained to you, you could fall in love. Don't have it nagging you in your mind after you've gone.' Anything else we should know? 'Yes' she says, 'wear comfortable shoes, there's a lot of walking to be done.'

Frieze London and Frieze Masters Art Fair will take place 15-18 October 2014 in Regent's Park, combined tickets for the shows are priced at £50, visit friezelondon.com. For details on Frieze Bespoke visit friezebespoke.com

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HOMES

{WHAT TO BUY AND HOW TO STYLE IT }



DESIGNER HOMES

Jacky Parker meets the founder of YOO Home

As YOO Home opens its new showroom at Harrods, Jacky Parker meets its co-founder John Hitchcox to learn about the new curated collection. Also in this issue, Kara O'Reilly tackles one of life's essentials: how to find the perfect bed.

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The Alexa bed from West Elm has a honey finish



BEDROOM DRAMA

Crafted from reclaimed pine, the striking chevron pattern and sky-high headboard on the Alexa bed makes for a dramatic style statement in any bedroom. The beautiful tones of the patinated timber lend it a rustic quality. Here it is teamed with antique brass-finished Terrace bedside tables, £259 and Organic Fan bed linen in Horeseradish, from £10, Alexa bed, £1359.

West Elm, 020 7637 9150, westelm.co.uk

INTERIORS NOTEBOOK

Jacky Parker's guide to stylish homes

WELL BALANCED

These beautiful IC Brushed bronzed brass floor and IC CW1 wall lights are part of a series by designer Michael Anastassiades for innovative Italian lighting manufacturer Flos. Mesmerised after watching a contact juggler skillfully move spinning balls across his arms and fingers, the designer drew upon the effect for this elegant collection. Each of the nine pieces in the series features a basic glass sphere delicately balanced on a metal rod, creating a set of striking yet simple forms. Wall lamp from £238, floor lamp from £485.

Aram Store, 020 7557 7557, aram.co.uk



Autumn Glow

Inspired by the colours and shapes of the 50s and 60s, designers Jesper Binger and Anette Stabel at SuperLiving have given their delightful Curve and Cosmos candlesticks a bold new palette that works perfectly as a refreshing autumnal update. Choose Blazing Orange, Camelia and Maroon or mix the shades and shapes and group together for maximum impact, from £17 each.

Northlight, 01235 848192, northlighthomestore.com



WORTH A BUTCHER'S

If you haven't already, take a fresh look at Marks and Spencer's furniture. This season they have extended their kitchen range to include this gorgeous Padstow Butcher's Block and Padstow Two-Door Larder Unit (seen in the background). Ideal for storage and extra workspace, these pieces are a good addition to any cook's kitchen, and the smart painted finish and natural oak tops provide a stylish look that belie their excellent value, £549 and £1599.

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Kairi (left), £56 per 10m roll, and Cocos (right), £64 per 10m roll, both from the Samana collection by Matthew Williamson, from Osborne & Little 020 8812 3123; osborneandlittle.com

PRINTS CHARMING

Revamp your home with the latest wallpapers

Story KARA O'REILLY

Be bold
Make a strong statement with your walls: embrace graphic patterns and confident, intensely pigmented colours

Abstract from the Expressions collection, £30 per sq m, from Mr Perswall 020 8442 8844; mrperswall.co.uk

Asuka from the Momentum collection, £59 per 10m roll, from Harlequin 0845 123 6805; harlequin.uk.com

The Hypnotist in Mono, £60 per 10m roll, by Barbara Hulanicki, from Graham & Brown; grahambrown.com

Bamboo from the Archive Anthology collection, £80 per 10m roll, from Cole & Son 020 7376 4628; cole-and-son.com



Autumn Berry in Vintage Pink, £78 per 10m roll, from Barneby Gates 01672 560240; barnebygates.com

Jaipur Plain from the Jaipur collection, £58 per m, from Zoffany 0844 543 4600; zoffany.com

Softly softly

The new neutral palette is made up of retro 'Fifties-esque pastels, with a particular leaning towards muted, dusty pinks

Heritage style
Think English country house and you'll know this trend – it's about looking to the past for design ideas, but updating these classic patterns for now

Pamir from the Cathay collection, £56 per 10m roll, by Nina Campbell, from Osborne & Little 020 8812 3123; osborneandlittle.com



Folly hand-painted wallpaper with optional embroidery, from £580 per sq m, from Fromental 020 3410 2000; fromental.co.uk

Walled Garden in Rousham, £60 per 10m roll, from Fired Earth 0845 366 0400; firedearth.com

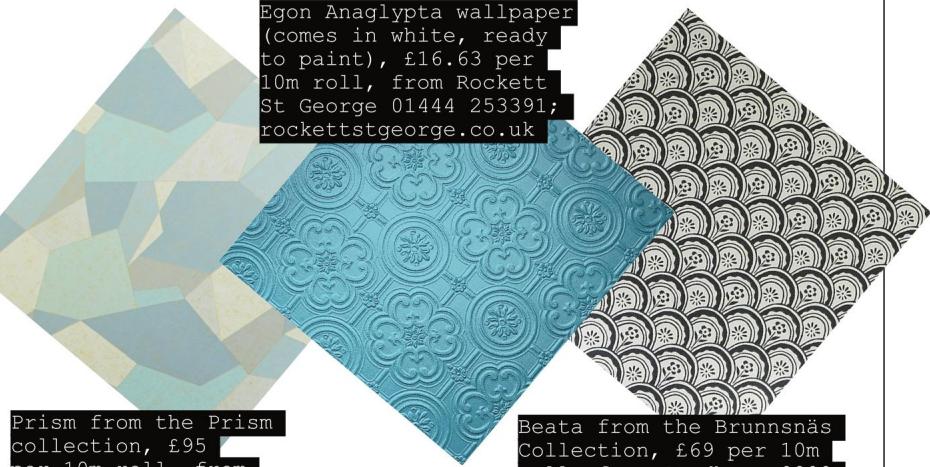


Imperial, £49.50 per 10m roll, from Ian Mankin 020 7722 0997; ianmankin.co.uk



Patricia Anne wallpaper in China Blue, £69 per 10m roll, from Liberty Art Fabrics Interiors 020 7573 9676

Egon Anaglypta wallpaper (comes in white, ready to paint), £16.63 per 10m roll, from Rockett St George 01444 253391; rockettstgeorge.co.uk



Prism from the Prism collection, £95 per 10m roll, from Zoffany 0844 543 4600; zoffany.com

Beata from the Brunnäs Collection, £69 per 10m roll, from Sandberg 0800 731 9622; sandbergab.se/en

Blue hues

The colour of the season: from deeply pigmented midnights via moody mid-tones and on to subtle pales, designers have embraced the full spectrum of blue tones

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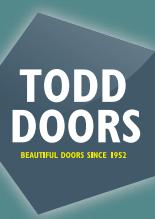
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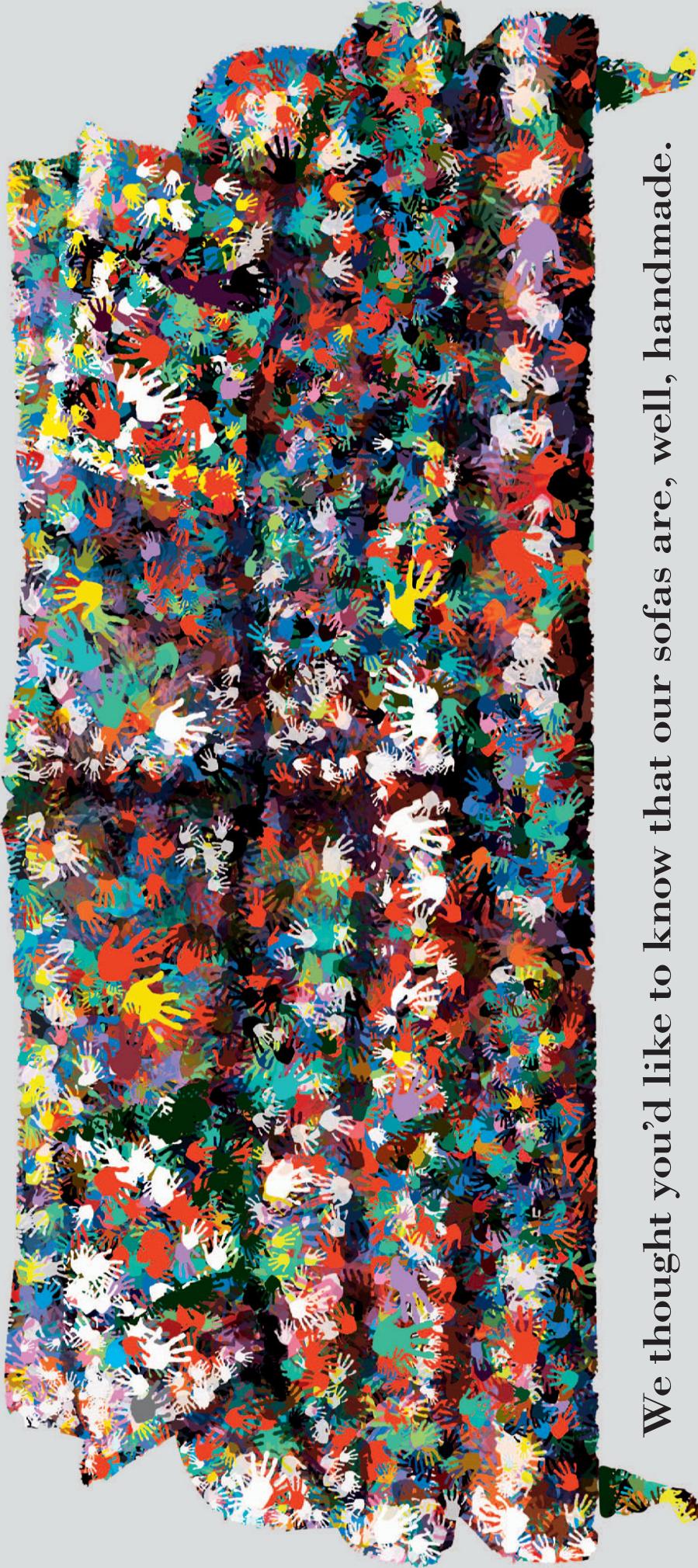
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A bedroom in Firmdale Hotel's New York outpost, Crosby Street Hotel. Have a similar oversized upholstered headboard made to order by John Lewis; johnlewis.com



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biggest bed possible for your
room; studies have shown that
even a slightly bigger bed can
make a huge difference to the
quality of your sleep.'*

Mike Meehan, MD, Vispring

BEDROOM BLISS

Design guru Kit Kemp on the secrets of designing a boutique hotel style bedroom

Story KARA O'REILLY

During her years as Design Director of boutique hotel brand, Firmdale Hotels, Kit Kemp has designed hundreds of bedrooms and her room schemes are a good place to start if you are seeking inspiration for your own bedroom. Here she guides us through the key things to think about:

FIRST THINGS FIRST

Look at the aspect of the room and think about what you want to achieve with the space. It's always a good idea to make a scrapbook of pictures of rooms that you love; once you put a few together, you will see they tell a story – whether it's that you like Turkish rugs or that you prefer more architectural clean lines.

THE WALLS

I like to fabric-line walls. It gives a tailored, yet more comforting feel than paint or wallpaper and lasts very well.

WINDOWS

Most light in a bedroom comes in through the top of the window. I hate net curtains, so if you need privacy, use roller blinds, which you can then team with curtains. >



Camille king-size high-end bedstead in natural linen by Willis Gambier, £1,250, from John Lewis; johnlewis.com



Tatsuma ash bed frame, from £350 for a double, from Habitat; 0344 499 4686; habitat.co.uk



ORO BIANCO

Interior Design London





Country king-size divan bed, £1,075, from OKA; 0844 815 7380; okadirect.com

PATTERN

If you are not confident about colour or prints, a simple rule of thumb is to keep the outside of the room – the curtains and walls, for example – plainer and add in pattern with smaller items such as an upholstered chair or a few cushions.

LIGHTING

I put everything on dimmer switches – you want bedrooms to feel cosy in the evenings. Try to choose lights and lampshades that allow a soft golden glow through them, it creates a much more romantic feel.

THE BED

I like to make the most of the bed, so I tend to choose high beds that you have to climb into, teamed with a high headboard. It can take a bit of getting used to and you will need a deeper valance, but it has the benefit of being able to hide storage under or in the bed base if you are tight for room. >



Abacus powder-coated steel and oak king-size bed frame, £995, from Heal's; 020 7896 7451; heals.co.uk



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Jemma Charman, Bedroom Buyer, Heal's

A bedroom in Firmdale Hotel's latest London opening, Ham Yard Hotel. For a hotel quality bed, do as Firmdale does and buy it from Savoir Beds; savoirbeds.co.uk

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Lou-Lou bed, from £895 for a double, from Loaf 0845 459 9937; loaf.com



'Try your new bed out by visiting a trusted store that has a number of beds on display with different spring tensions, fillings and sizes. If the bed is for two, then try it out with your partner.'

Mike Meehan, MD, Vispring



ACCESSORISE WITH WHITE

White lamp bases and white picture frames freshen up a bedroom. They work particularly well if used as a contrast within a room that is very cosy or decorated with bold patterns. And there is nothing like gorgeous white bed linen – I love Frette (frette.com), Volga Linen (volgalinen.co.uk) and Designers Guild (designersguild.com).

QUICK FIX

If you can only do one thing, change the carpet or rug. A lighter carpet instantly freshens up a room and the master bedroom is one of the few rooms in a house that you can use a lighter colour and a thicker pile. I go for a berber or loop-pile wool over velvet-pile. You can't beat John Lewis for a good range. (firmdalehotels.com)

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Loaf (0845 468 0527; loaf.com)
Marks & Spencer (0845 302 1234; marksandspencer.com)
Selfridges (0800 123400; selfridges.com)
Warren Evans (020 7693 8988; warrenevans.com)

THE MODERNISTS

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Ligne Roset (020 7323 1248; ligne-roset.co.uk)
Molteni & C (020 7631 2345; moltenidada.co.uk)

THE CLASSICISTS

The French Bedroom Company (0845 644 8022; frenchbedroomcompany.co.uk)
La Maison (020 7729 9646; atlamaison.com)
OKA (0844 815 7380; okadirect.com)
Ralph Lauren (020 7535 4600; ralphlaurenhome.com)
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JUST MY IMAGINATION

YOO, the luxury residential and hotel design company, is on a mission to take the stress out of designing your home

Words JACKY PARKER

If you've ever hesitated over buying a new sofa, or bed, or for that matter any piece of furniture whether large or small, because you're unsure of how it might look in your own home, or worse, made an expensive mistake, there is a way forward.

After fifteen years designing contemporary luxury hotels and apartments, the founders of YOO, entrepreneur John Hitchcox and designer, Philippe Starck, have introduced its first interiors collection, YOO Home. Available at Harrods and designed by the elite of the modern interiors world, the collection consists of 160 original pieces, such as a luxurious studded leather table by much-loved British designer, Bethan Gray, as well as exclusive pieces by international design houses. Poltrona Frau, Flos, Boffi and Maserati by Zanotta with their Corina chair, inspired by the seat of their famous Tridente sports car. Many other top names have participated in the collection, which also includes furniture and lighting from YOO Studio, the in-house design team, headed up by Philippe Starck. 'Over the years, we've built good relationships with these great masters and design houses, so it made sense to collaborate and create our own retail collection,' says co-founder of YOO Home, John Hitchcox.

Importantly, alongside YOO Home is YOO Styler, an in-store design system that cleverly enables customers to use a table-top touchscreen to create a plan of their home. They can then drag and

drop their chosen pieces of furniture or lighting onto the plan and see a 3D scaled version of their roomset projected onto a five-metre screen. The software will even calculate whether the furniture will fit through doorways and stairwells. 'The whole concept of my business from the outset has been about satiating my frustrations when it comes to furnishing a home,' says John Hitchcox. 'I'm the son of an architect and I've been immersed in design for years yet I still have difficulty trying to imagine a piece of furniture in a showroom, in my home. So I thought if I feel like that other people must do too.'



John Hitchcox,
co-founder of
YOO Home



The Drone side table



YOO's 'Classic' theme for the collection updates traditional pieces

Indeed it was whilst running his first business, The Manhattan Loft Company in London in the early 90s, that John had the same thought, and the idea for YOO was first conceived. 'We were creating loft apartments in these interesting industrial buildings, taking people through the process of designing their own homes,' he explains. 'I realised then that our customers knew where they wanted the walls and doors, but, like me, they were less comfortable when it came to the furnishings.'

Having spotted a gap in the market for apartments with well-designed interiors, the entrepreneur then considered who would be best to work with, and it was on a trip to The Delano – designed by Philippe Starck – that the penny dropped. 'I noticed whilst I was there that our

I still have difficulty trying to imagine a piece of furniture in a showroom in my home

customers were very similar,' says John. 'By sheer coincidence I then happened to be working in Paris and my business partner's next door neighbour was Philippe Starck. He'd heard about what we were doing, so we met and I put my proposition to him; which was that he had designed everything to go in the home, so why not design the home too.'

The designer was clearly receptive and the result of that

happy accident has been a successful 15-year business partnership that has spawned 56 apartment towers and luxury hotels around the globe. 'It's great fun working with Philippe and he has become a close friend and a loyal partner,' says John. 'We have clearly defined roles. Philippe takes care of the



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Amazing Sale starts 27th September 2014 until 2nd November 2014.

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VIRTUAL LIVING

With the launch of YOO Styler, visitors to the YOO space at Harrods will have the chance to view virtual furniture and see how it fits into a 2D touchscreen plan of their home. The system will then create a 3D projection of the room onto a 5 metre wall.



design direction, with the design team under his tutelage, but we share the same ethos; that design is not just about aesthetics, it should improve the quality of people's lives at home.'

What all of the award-winning YOO properties share is not just good design and stylish interiors – some of which were designed by Kelly Hoppen, Jade Jagger and Anouska Hempel – but a community aspect as well, with clubhouses, spas and large lobbies. 'We build vertical villages,' says John. 'People rarely live where they were born, particularly in the emerging markets, so in one of our properties they can be private inside their own homes but the layouts are designed with shared areas for those who want to interact.'

The international nature of their business was one of the reasons having their furniture collection at Harrods appealed. 'We have projects in 30 different countries around the world and every one of our customers has heard of Harrods,' says John. 'It's such an international brand



The Lakes by Yoo,
Solarium House

and that really gelled with me. Eventually, we'd like to do something in Dubai and Hong Kong too.'

The furniture in the showroom at Harrods is stylish and more conservative than anything you might have seen in the YOO hotel projects, such as the Mira Moon in Hong Kong, with its huge eye-catching red tulip chairs and giant wood carved lanterns by Marcel Wanders. 'There's far more theatre in our hotel lobbies,' says John. 'For YOO Home, we've incorporated the four styles in our residential projects: Classic, Culture,

Nature and Minimal, which are about guidance

when it comes to choosing furnishings. Our retail collection is calmer; we want people to feel comfortable.'



Design is not just about aesthetics, it should improve the quality of people's lives

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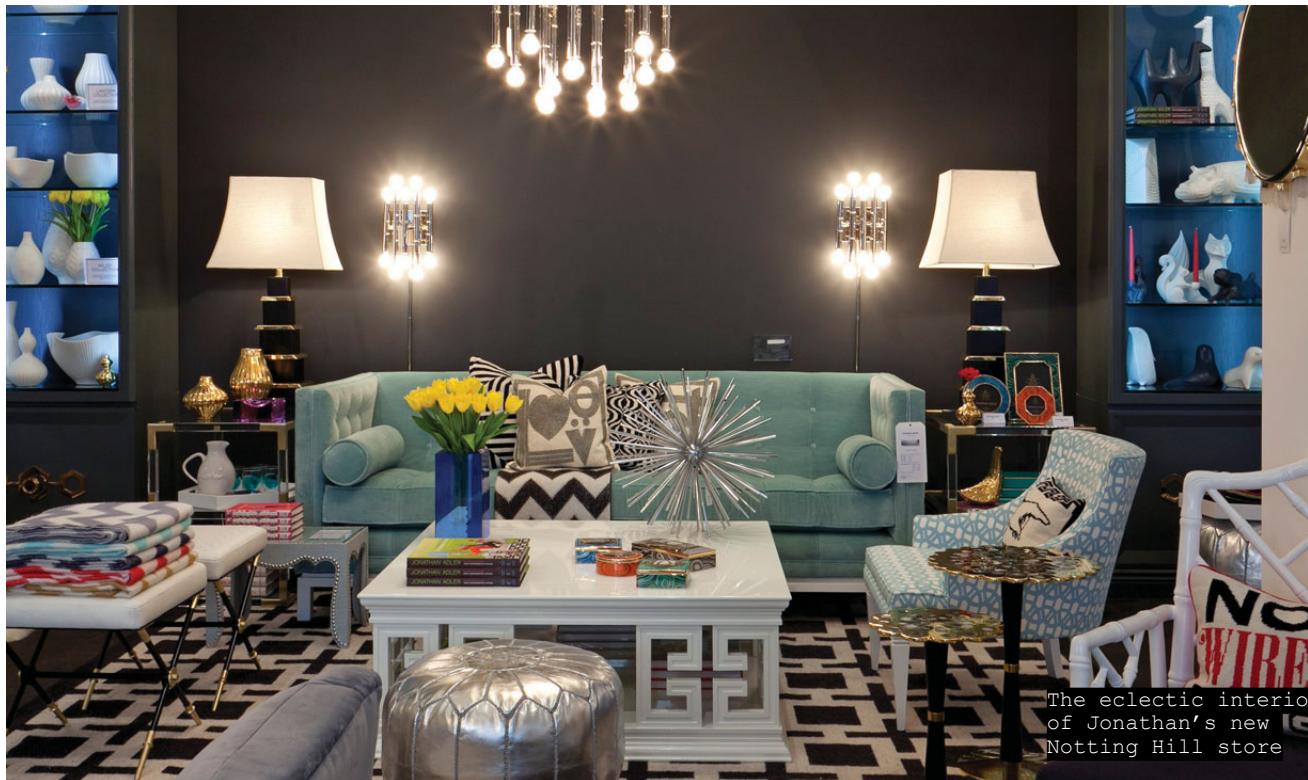
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The eclectic interior of Jonathan's new Notting Hill store

DESIGN THERAPY

Self-confessed irreverent designer Jonathan Adler has arrived in Notting Hill with his brand of uplifting Palm Beach-style homewares

Words KAT HOPPS

It was a radio comment that best summed up Jonathan Adler for me. A recent BBC2 radio competition had asked children to create a short story in no more than 500 words drawing upon, as one judge said, 'something that is practically uncontrollable – children's imagination.' Ah yes, I thought, while looking through the interior designer's collection at his new Notting Hill store: that sounds a bit like Jonathan Adler.

He may no longer be a child, but that doesn't mean Jonathan's a grown-up either. On the contrary, his lifestyle brand scintillates its audaciousness. Gleeful, colourful, irreverent and wacky, his creations are full of flair and imagination. Take some examples from this autumn's collection: lucite block letters, brass bird bowls, puzzle chandeliers and I-Scream vases. Underpinning them all, however, is great attention to detail and individual craftsmanship; luxury pieces that are carefully designed. 'I'm deadly



It is a misconception that serious design has to be...serious

determined when it comes to design, but I also appreciate irreverence,' he tells me. 'It's a misconception that serious design has to be... serious. I work hard to show that chic can be best friends with optimism!'

Jonathan's brand of optimism, known as 'happy chic', has already won him legions of fans here and in America, which will surely grow with his Notting Hill store, a place synonymous with creativity and vibrancy. 'When in London, Notting Hill is where I like to be,' he says, 'so opening a store here gives me an excuse to visit even more. Portobello Market, Paul Smith, what's not to like?'

The store is a delight to visit. Perched between Portobello Road and Westbourne Grove, the 3,000 sq ft interior is artfully arranged with home décor pieces that make you wish you'd brought a bigger bag. Bold geometric rugs, animal candle holders,



Jonathan's Notting Hill store adds even more quirkiness to Westbourne Grove

kaleidoscopic pillows, decorative ceramics, Moroccan poufs... it brings to mind the guiding motto of the company: 'if your heirs won't fight over it, we won't make it'. How did he come up with that? 'I have two siblings and grew up in a house of fabulous stuff,' he says with a smile. 'Plus, it's an eco-friendly design philosophy – I make stuff I think no-one will ever want to get rid of.'

I'm curious as to where his design inspiration comes from? 'It's an impossible question to answer,' he admits. 'Creativity is an audacious and magical undertaking, and I try not to think about it too much.' Well, how about those days when you're in a creative rut? 'The truth is that I take my work extremely seriously and am a bit tortured by it,' he answers, defying my idea of him as an endlessly happy-go-lucky guy. 'If I need to work an idea out, I head to the pottery studio and put my hands in clay.'

It makes perfect sense when you understand that pottery is Jonathan's first love: it's where his design journey began. Aged 12, he tried the craft at summer camp and a delirious courtship followed, rudely interrupted by a pottery professional in college who said the 23-year-old Jonathan had no talent whatsoever. 'I've been rebelling against her ever since,' he states. Undefeated, although momentarily sidetracked by three years in the film business, he eventually returned to his first love and a gradual snowballing of projects led to the

opening of his first shop in Soho, New York, in 1998, followed by a glamorous furniture collection in 2002.

From there momentum grew. The Jonathan Adler brand has evolved to 25 stores worldwide, there are collaborations with big brands like Lacoste, and invitations for exciting projects, one being the redesign of the Parker Palm Springs hotel in California in 2004 and a real life Malibu Dream

House to celebrate Barbie's 50th anniversary. It's a varied journey and the designer admits that his career has been an 'improbable adventure'.

Thankfully for us, Jonathan is keen to share his experience. Would-be creators at the Notting Hill store can participate in a design-your-own rugs, pillows, and throws service. There is a bespoke upholstery programme allowing customers to dress the brand's furniture in their own choice of fabric, and in-home design consultations – not that Jonathan would ever discourage purchases. 'When you're shopping, don't worry about where you're going to put something. If you love it, you'll find a spot for it and it will work.' Music to every buyer's ears.

Pottery is his first love and where his design journey began



Jonathan never shies away from bright, bold colours



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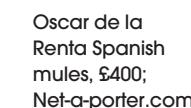


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GOURMET

{FOOD AND DRINK IDEAS FOR DISCERNING PALATES }



FOOD FROM THE FARM

The Gladwin brothers bring West Sussex to London with Rabbit restaurant

Olivia Palamountain finds out what Richard, Oliver and Gregory Gladwin have planned for their second London outing, Rabbit restaurant in Chelsea and Janelle Butterfield samples Marcus Wareing's reformed Marcus at The Berkeley



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TOM PARKER BOWLES

The London Restaurant Festival begins this month, a celebration that can be linked back to one unforgettable place

St John restaurant, that bare-walled and beautiful altar to succour, bonhomie and serious eating, will be 20 this month. That's two decades of feasting upon glistening, luscious marrow, gleaned from roast veal shinbones, and spread thick over sourdough toast. Chased, of course, by a tart, verdant and vinegary mouthful of parsley and caper salad. Along with lamb's brain on toast. And crisp pigs' tails. And fat lobes of lustily devilled kidneys. But although these woefully underappreciated squidgy, bouncy and buxom parts of the beast play a huge role in its menu, St John is not just about the offal. No sir. In fact, great piles of fresh langoustines, raw radishes and cabbage and brown shrimp salad are every bit as important as stewed tripe and endless ways with tongue. For me, it's one of London's great

restaurants, a place whose lasting influence is immense.

Not that chef proprietor Fergus Henderson (along with his business partner Trevor Gulliver) subscribes to anything as crass as a 'philosophy'. There are no dreaded 'concepts' either. There aren't even any pictures on the wall. Never have been. No, St John is a great champion of simple, unembellished but consistently excellent food.

St John is also an iconic modern London restaurant. Not just for its quietly modest championing of

modern British food, but also for the great Diaspora of talent cooked up in its kitchens. Tom Pemberton at West London's wonderful Hereford Road; Jonathan Jones, of Waterloo's ever brilliant Anchor and Hope, a proper pub with food that continues to delight; James Lowe at much lauded Lyle's in Shoreditch. And ex-pastry maestro, Justin Piers Gellatly, at Bread Ahead bakery in Borough.

It's not just the pan shakers, but the front of house too. Original partner John Spiteri, one of the

great modern maître d's, whose charm, skill and diplomacy have opened restaurants from Le Café Anglais to Quo Vadis. Plus Thomas Blythe, hirsute and heroic in his expert dealing with every kind of punter. There are few restaurants with this sort of clout.

Hammersmith's The River Café is one. Not only have Ruthie

Rogers and the late Rose Gray

trained and inspired the likes of Jamie Oliver, Hugh Fearnley-Whittingstall, Theo Randall, Stevie Parle and Sam and Sam Clark, but showed London what real regional Italian food was all about. Ingredients, ingredients.

Finally there's Bibendum, that South Kensington institution that not only had Simon Hopkinson as original head chef/partner at the peak of his powers, but trained the likes of Phil Howard (The Square), Bruce Poole (Chez Bruce) Jeremy Lee (Quo Vadis), Henry Harris (Racine) and his brother, Matthew, who is still head chef there now. That's one hell of a line up. Proper cooks – just like Henderson and Rogers and Gray and the Clarks – who ignore the witless whims and vacillations of culinary fashion. These are the true heroes of London's 20 years.



St John is celebrating 20 years of culinary excellence

*There are no
dreaded 'concepts'.
There aren't even
any pictures on
the wall*

{ Find out which London restaurant Tom had to visit three times in a week at theresident.co.uk }



Oliver, Richard and Gregory take a break to enjoy their new recipes; Left: Sticky beef shin with cauliflower couscous



RUN, RABBIT, RUN

The Gladwin brothers prepare to bring West Sussex to the King's Road with new venture, Rabbit restaurant

Words OLIVIA PALAMOUNTAIN

When the Gladwin Brothers opened The Shed in Notting Hill two years ago, west London went wild for its perfect offering of rus in urbe. Now chef Oliver, front of house maestro Richard (and farmer Gregory, remotely) are bringing their particular blend of country casual meets serious grub to Chelsea, with the opening of Rabbit. Occupying 172 King's Road, there's a good chance you'll already have happy memories of the location since this site was formerly Choy's, a Chelsea institution that sadly had seen better days – a legacy that leaves the boys undaunted.

'In the last three months we have turned the place upside down, so it will feel completely different,' says Richard,

'once people experience Rabbit, and realise what we're doing, it won't matter about the shift in cuisine or the history. We're all about creating a great neighbourhood restaurant, free of pretensions and corporate noise, just like Choy's used to be.'

With some form in this area – The Shed opened in the old Ark restaurant, another much loved local – the Gladwins are well matched for the challenge. But if weaning locals off their favourite Chinese is the first hurdle, then the next step is to have them embrace the Rabbit philosophy. Chef Oliver explains, 'Rabbit is all about promoting wild foods

and unusual ingredients that you can't necessarily buy in the shops. Of course this doesn't mean that every dish will feature Rabbit but we have lots of foraged ingredients – sweet cicely,

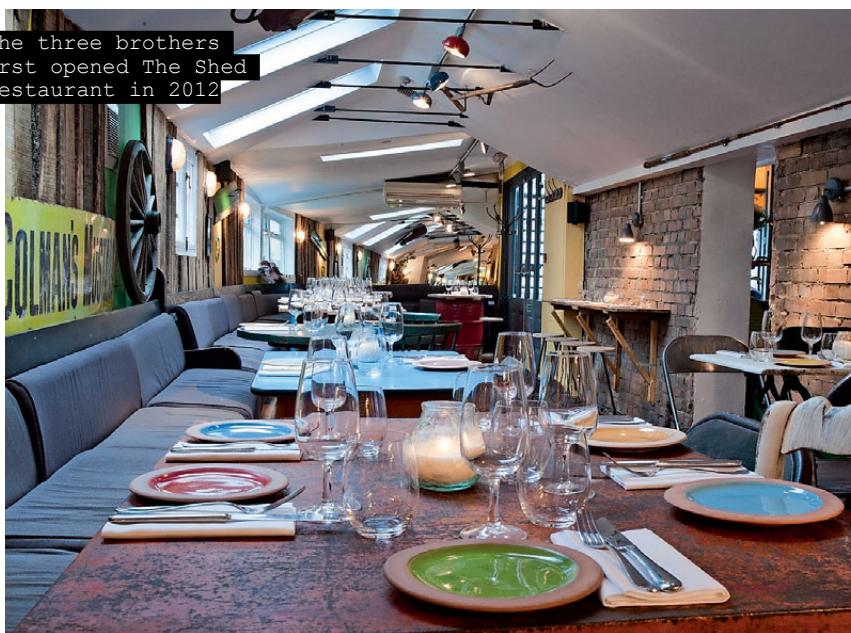
lovage – on the menu, alongside meats such as woodcock.'

With Chelsea folk being a more traditional bunch on the whole, are they looking for this sort of menu? 'Not necessarily,' admits Oliver, 'but they go to the country at weekends and we're certain they will enjoy what we're trying to achieve here. Besides, there will be more accessible dishes available too, with just a touch of the unknown.'

Rabbit is all about promoting wild foods and unusual ingredients



The three brothers first opened The Shed restaurant in 2012



Besides, I'm told some Shed-loving Notting Hill residents even drop surplus produce at the doors of the restaurant, fruits of a long weekend spent at a country pile.

An all-day dining concept, there will be plenty of opportunity to sample the brothers' vision; from breakfast and tea, all the way through until dinner, in a plethora of sharing plates and smaller dishes served tapas style. All-day dining is a departure from The Shed, which operates a traditional set up, and as Richard can anticipate only too well, this service style will bring its own set of challenges. The first of which, however, was getting a super-swanky piece of kitchen kit installed.

'It was only once the oven arrived, that we realised it was too large to fit >



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Keeping busy on the farm in Nutbourne



Pictured left: Wood pigeon saltimbocca
Right: Frangipane pear and chocolate torte, both from The Shed cookbook



down the staircase,’ Richard laughs.

Clearly the stuff of dreams for a chef, there was no way Oliver was letting such a minor detail prevail in the war for the ultimate kitchen. The answer?

‘We took the wall down, brick by brick!’ he laughs.

It’s this sort of dogged determination – with a smile – that has seen the Gladwins succeed, both in charming their guests and wowing their palates. But it’s making the most of British ingredients that the brothers are really known for, with third brother Gregory running the Sussex farm that supplies much of their produce as well as wine from the family-run Nutbourne Vineyard.

A resourceful lot, these siblings are more than just restaurateurs, they’re a well rounded authority on our agricultural landscape, in tune with the

seasons, our indigenous culinary potential and what it means to be working the land in Britain today.

Reflecting this, a more intricate explanation of dishes at Rabbit are proudly recalled by chef Oliver.

‘The launch menu features a venison and fig wellington,’ cue drooling, ‘as well as neat little dish of cauliflower and walnuts.’ It’s this dish that really demonstrates the level of skill you’ll experience in the Rabbit kitchen.

Oliver continues, ‘We use cauliflower three ways; purple, yellow, and white. Some are butter basted, there’s a cauliflower couscous, a purée, and slivers on the mandolin. This sits with elements of walnut – a pesto made with ground elder and wet walnuts pickled from a tree at home.’ There’s some smoking over walnut chippings and a shallot salt in there too, but I’m too busy getting my head around this incredible-sounding little dish – a complex triumph, and from such humble beginnings.

With this sort of story and imagination, it’s unsurprising that the

It was only when the oven arrived that we realised it was too large to fit down the staircase

brothers Gladwin have a cookbook out this year: *The Shed: The Cookbook: Original, Seasonal Recipes for Year-Round Inspiration*.

‘It’s a story of three brothers and what they do individually,’ says Richard. ‘Gregory’s voice runs through the book, charting his year of farming and his opinion of what’s going on with the land and the vineyard.’

‘And then there’s the recipes,’ chimes in Oliver. ‘In the last two years we have created something very special, and we wanted to capture the moment, so much has already evolved.’

An atmospheric read, beautifully shot and annotated, this is more than a recipe book – and would make a great addition to any kitchen.

While Rabbit, I’m certain will have the same effect on Chelsea.

Rabbit 172 King’s Road Chelsea SW3
4UP, rabbit-restaurant.com;
The Shed: The Cookbook is published by Kyle Books and is out now, priced £19.99, available in Waterstones



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MARCUS AT THE BERKELEY

Words JANELLE BUTTERFIELD

For most, Marcus Wareing needs no introduction, and for the rest, a quick mention of his two Michelin stars and five AA rosettes should give some idea of his station in the culinary world.

The new look 'Marcus' at The Berkeley has a lighter feel of late, with comfortable banquets and a lounge-style ambience. As is to be expected from the hotel – which plays sister to The Connaught and Claridge's – service is nothing shy of five star, with an amuse bouche and glass of champagne to start proceedings.

The menu has been kept simple, with patrons able to opt for the tasting menu – along with wine matching – or an a la carte option, with each item written as a register of ingredients. Take your pick from 'foie gras, mango, granola' or 'quail, carrot, corn bread and summer savoury.'

To start with we sampled a creamy whip of burrata, seasoned with pine nuts and parma ham – and a delicate quail's breast, alongside slivers of sweet carrot.

As each course arrived, so too did our



Mackerel with onions and egg

COST
£260 for two with wine matching

GOOD FOR
A special occasion

WHAT TO EAT
The desserts are sublime

WHAT TO KNOW
The menu focuses on meat and fish so vegetarians may be limited

RESIDENT RATING
★★★

enthusiastic sommelier, who described the wine with expertise and charm, teaming courses with a carefully sourced partner.

After our mains of 'mackerel, onions, egg'; a light dish of raw fish with egg foam, and the stew-style 'sea bass, celery, red wine, bottarga' – came the grand finale. If only every dessert menu simply read: 'warm chocolate, crunch, salted caramel ice-cream', and served up a heavenly combination of sweet and salt, hot and cold and chocolate and... chocolate, although I still found room to try my guest's 'toffee, peanut and milk chocolate nougat' and the beautifully-crafted lavender and orange petite fours.

While it aims to be a more informal version of its predecessor, there's no doubt that Marcus' standards are high as ever.

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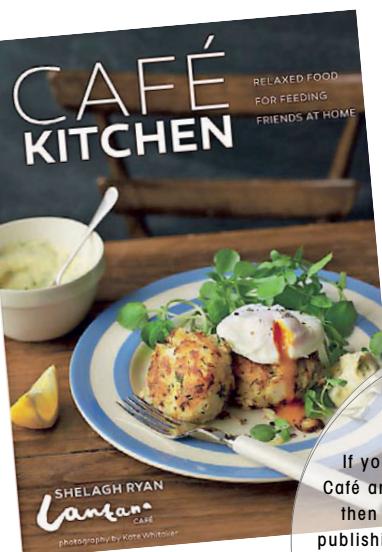


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Discover the latest foodie news this month

RETURN TO OZ

If you've visited the excellent Lantana Café and sampled Shelagh Ryan's cooking then you'll be thrilled to see that she's publishing her first cookbook, *Café Kitchen*. A selection of unpretentious and wholesome recipes that either the most dedicated of home chefs or the enthusiastic amateur can tackle, it promises to bring a touch of Australia into your home, £16.99



The Pork Boom

Notting Hill's excellent Caribbean-influenced burger and cocktail joint Boom Burger has expanded its menu with a couple of new treats, including a Pork Boom with pulled pork and pineapple, jerk chicken wings, and some fabulous new drinks, including a Dark and Stormy rum cocktail. We can't wait to try them.

272 Portobello Road, W10 5TY; boomburger.co.uk

FANCY A BREW?

It might seem slightly surreal to think that Notting Hill is now a brewing hotspot, but thanks to the arrival of

Moncada Brewery, some of the city's most interesting beers and ales are being brewed in west London.

Attracting praise from both industry types and beer drinkers alike, it looks like it's here to stay. Visit moncadabrewery.co.uk for details.



Time for tea

The Georgian at Harrods has received a contemporary makeover from designer Christopher Guy Harrison. To celebrate, its famous afternoon tea has been revamped too – enjoy dainty sandwiches, pastries, and a glass of Harrods Rosé Champagne. Priced at £47.50 per person.

harrods.com



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OF THE
BESTSELLING
DIVORCE & SPLITTING UP

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Marilyn Stowe is the senior partner at Stowe Family Law and is also known for her 'Divorce Clinic' on ITV's *This Morning*.

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TRAVEL

{YOUR GUIDE TO THE WORLD'S BEST DESTINATIONS }

VISIT AFRICA

Take a walk on the wild side

Get back to nature and experience a holiday of a lifetime while on safari in beautiful Zimbabwe, suggests Lorraine Crighton-Smith



AN AFRICAN ADVENTURE

Get back to nature and have the adventure of a lifetime on safari in Zimbabwe

Words LORRAINE CRIGHTON-SMITH



Warthogs, running around at Africa Albida's Victoria Falls Safari Club, were the first animals we saw on safari in Zimbabwe. As newcomers to safari holidays, we were giddy with excitement at having seen an exotic animal roaming freely. Little did we know what the rest of Zimbabwe had in store.

After a warm welcome from General Manager Jonathan Hudson at the Victoria Falls Safari Lodge, we paid a visit to the world famous Victoria Falls. This magnificent waterfall on the Zambezi River at the border of Zambia and Zimbabwe is one of the Seven Wonders of the World, and understandably so.

Back at the luxurious club, we headed over to The Boma restaurant for an unforgettable evening of interactive African entertainment (Amakwezi traditional dancers, drumming, face painting, fortune telling) and an exquisite Zimbabwean supper, not to be missed.

The following day we left Victoria Falls and flew to Hwange National Park. The drop in temperature had us all reaching for the blankets and ponchos our guide, Tendai from Wilderness Safaris, had thoughtfully packed for us in the open 4x4. As Africa is in the Southern Hemisphere, it was winter while we were there in June, but nothing prepared us for the how cold it became during our stay at Davison's Camp.

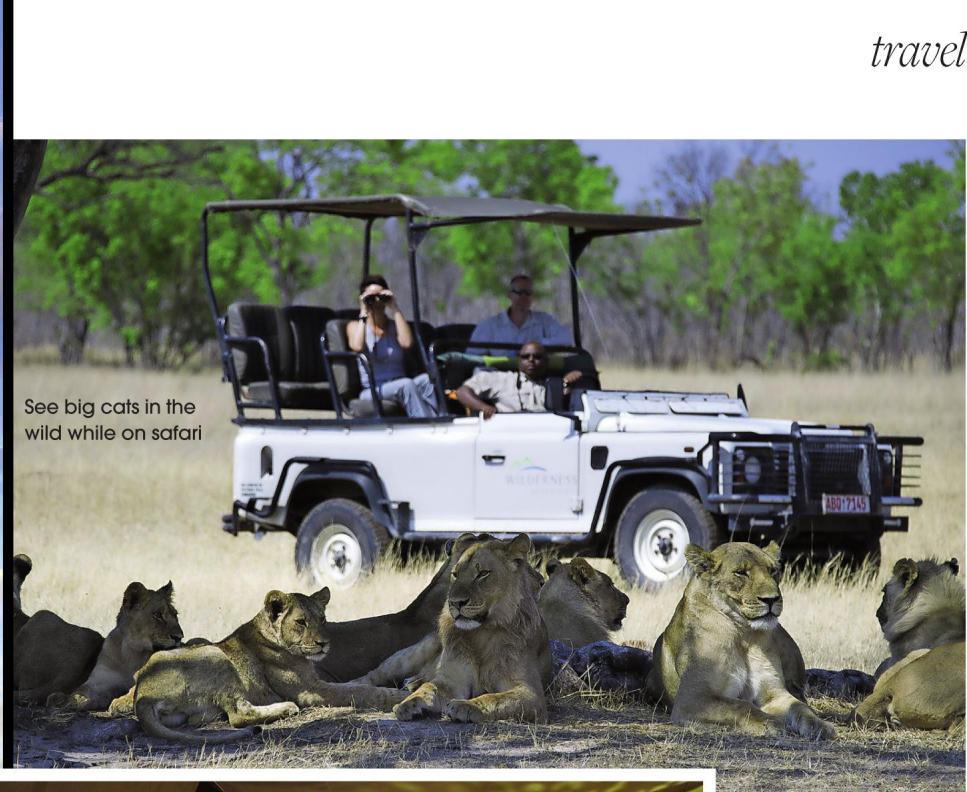
On our first afternoon game drive we struck safari gold, spotting a pack of African wild dogs frolicking in the bush. These endangered canines were a sight to behold — a fellow guest admitted that, despite being on safari eight times already this year, he was yet to see one.

Tendai's expertise tracked down an impressive list of animals including large

herds of elephant, giraffe, wildebeest, zebra, gnu, water buffalo, impala, eland, waterbuck, and a pride of lions. We also tracked down a mating pair of lions, who had broken away from the pride to procreate. On a night drive we spotted African wild cats and shared the road with the pride, quietly admiring the cute cubs. Later that night, an almighty noise woke me from my slumber. We were sleeping in tented rooms (Davison's is an Adventure Camp),

On our first game drive we struck safari gold, spotting a pack of African wild dogs

so you're close to the action. That night, we couldn't have been closer. The pride of lions chased a herd of around 100 buffalo through camp and past where I was lying in bed. It was terrifying, until I realised the lions weren't interested in me, safely tucked away in the tent. In case of an emergency you have an air



The luxury tented rooms at Ruckomechi Camp look out on the Zambezi River



The magnificent Victoria Falls is one of the world's most impressive waterfalls

horn next to your bed (in the bush there are no telephones, mobile reception or wifi) but fortunately no one had to use it while we were there. While the bush experience won't be to everyone's tastes, it was exciting and exhilarating to me. In the morning, we caught up with our lions feasting on their kill. The cubs no longer cute; a gory circle of life.

It was with heavy hearts that we said goodbye to Tendai, John and Shayne (who looked after us brilliantly) and the team at Davison's. From here we flew to Mana Pools for the final leg of our stay, via a pit stop at Little Makalolo, a luxe neighbour to Davison's in Hwange.

Ruckomechi Camp in the Zambezi Valley's Mana Pools National Park is a Classic Camp (like Little Makalolo). The tented rooms here are larger and more luxurious than Davison's, and come

complete with en-suite bathrooms and views of the Zambezi river.

Our guide in Mana Pools was Chris, who took us out on a canoe safari as well as game drives. We were safari experts by now. In addition to elephants, buffalo and impala, we saw pods of hippos (getting up close and personal with them and crocodiles while out on the canoe), as well as fascinating and rare birds, including birds of prey. Back at camp, sitting in Ruckomechi's communal area sharing stories around the open fire was a wonderful way to relax. 'Adventure finds you,' concluded manager Elizabeth after hearing about our action-packed safari. It certainly did, and we loved it.

TRIP NOTES

Mahlatini offer a five-night stay in Zimbabwe staying 1 night at **Africa Albida Victoria Falls Safari Club** (Bed & Breakfast), 2 nights at **Wilderness Safaris Davison's Camp** and 2 nights at **Wilderness Safaris Ruckomechi Camp** on an all-inclusive basis (food, beverages (excluding premium brands), accommodation, selected activities and light aircraft transfers) from £2,550 per person (Based on 2014 rates). **South African Airways** fly daily from London Heathrow to Victoria Falls in Zimbabwe (travelling via Johannesburg) from £960 per person. For your bespoke safari to Botswana contact **Mahlatini Luxury Travel**, mahlatini.com; +44 (0)28 9073 6050).

Llangoed Hall

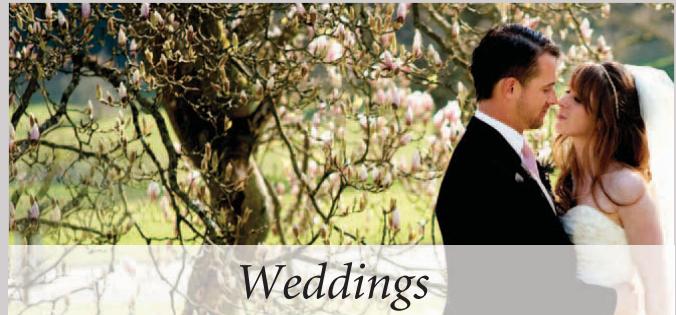
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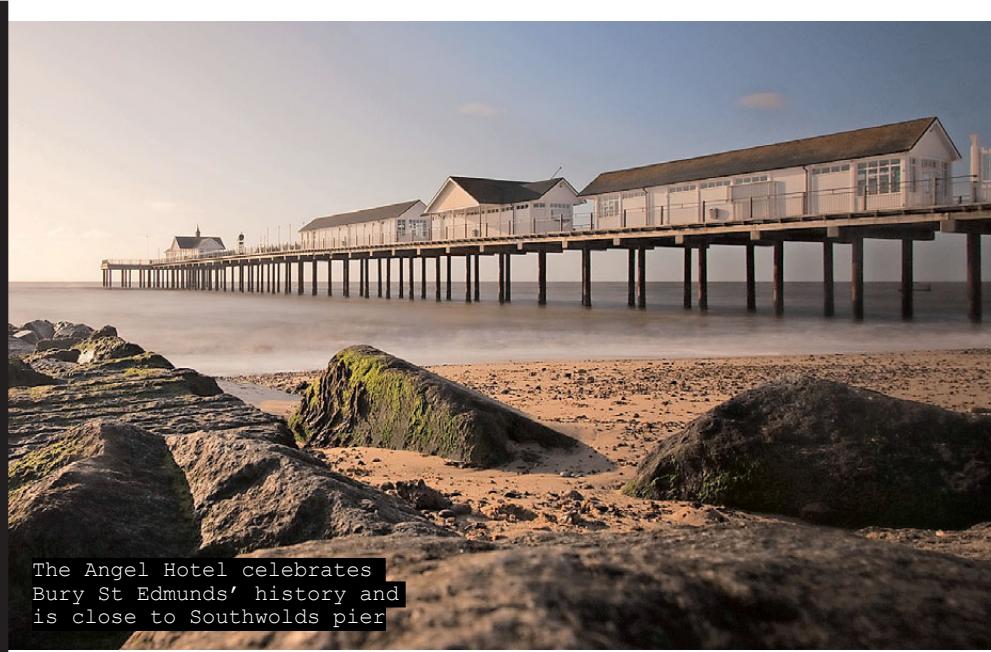
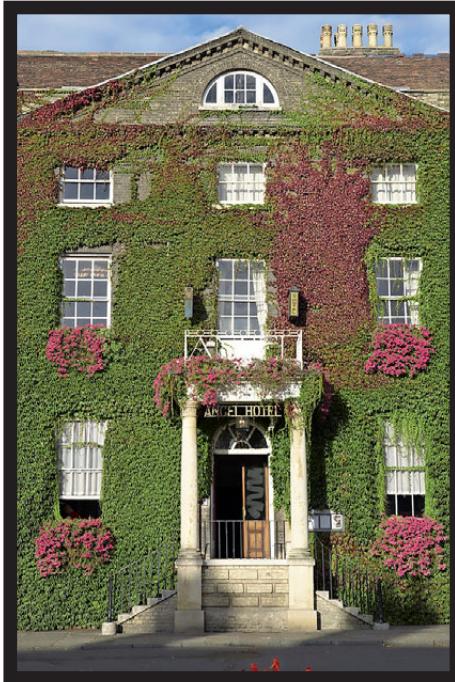
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The Angel Hotel celebrates Bury St Edmunds' history and is close to Southwold's pier

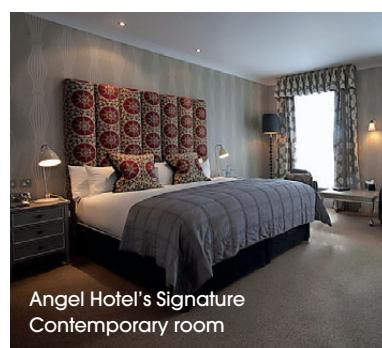
GREAT ESCAPE

With hidden villages, historical market towns and a sprawling coastline, Suffolk has something for everyone

Words JANELLE BUTTERFIELD

Full of quirky charm and seaside air, Suffolk is a great place to escape city life and recharge your batteries. With that in mind, first up on any whistle stop tour of the green county should be the Salthouse Harbour Hotel in Ipswich; far from the faded guesthouses of some waterfront towns, this quirky, converted 1900s warehouse stands tall on the marina, with views stretching across the dock and beyond. Transformed by hotelier husband and wife duo Robert and Claire Gough, the boutique hotel holds 70 individual rooms, each sporting eclectic touches with pieces from Vivienne Westwood, Damien Hirst and Banksy. The seasonal menu at in-house restaurant The Eaterie offers up locally sourced produce with a British theme, all perfectly presented.

Next stop is the jewel in Suffolk's crown – Southwold – a thriving coastal town that has kept much of its original charm without feeling dated. Since a makeover in 2013, the 114-year-old pier is now complete with three eateries serving up everything from fish and



Trip notes

- Stay at The Angel Hotel, Bury St Edmunds from £115 per room per night, based on two sharing on a B&B basis; theangel.co.uk; 01284 714000
- Stay at The Salthouse Harbour Hotel, Ipswich from £130 per room per night, based on two sharing on a B&B basis; salthouseharbour.co.uk; 01473 226789
- southwoldpier.co.uk
- Abellio Greater Anglia offers advance purchase single tickets from London Liverpool Street to Ipswich, and London Liverpool Street to Bury St Edmunds, from £8 one way. For more information, see abelliogreateranglia.co.uk

chips to fine dining, as well as artsy shops and tongue in cheek arcade games from designer Tim Hunkins. Stop off at One St. James's in the town for penny sweets – still sold in glass jars – or to Adnams brewery, where they've been providing Suffolk with the finest ale since 1342. Try the brewery tour with guide Ruth.

Just a short drive away lies the buzzing market town of Bury St Edmunds; once a medieval place of pilgrimage, Bury is steeped in history, with architecture dating back to the 12th century. The Abbey, first built in 1020, is a tourist attraction in its own right thanks to its stunning floral grounds. Neighbouring Angel Hotel – a former Georgian coaching inn – teams a traditional look with modern art; head into the Wingspan Bar, dug out of passages built by Benedictine monks, and formed using real plane parts and Liberty-style décor, for a pre-dinner tipple, or if you're brave enough to take on the town's ghost tour, head there for a nightcap before sinking into bed.

DISCOVERMORE



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E: info@kewhouseschool.com

W: www.kewhouseschool.com

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VISIT THE BABY SHOW

The UK's biggest pregnancy and parenting event returns to Olympia London from 24-26 October with a range of products from over 100 leading brands. See experts, including Professor Robert Winston, at live seminars and participate in interactive events such as the antenatal classes. Tickets are £20 on the door or £13.95 in advance, and babies or children under 12 go free. thebabyshow.co.uk



All wrapped up

Keep your kids warm as the autumn wind blows in stylish scarves from cleverlywrapped. The new online boutique offers an array of beautifully made scarves from around the world. The collection will be constantly updated, ensuring your kids always have a fresh look.

cleverlywrapped.com



Get active for half-term

Children can pretend they're in a Roald Dahl novel thanks to creative events at the Chelsea Physic Garden during half-term this October. Chocolate Tuesday looks at the geography, history and science behind the sweet stuff with crafts, a garden tour and, of course, tasting. There's a fun introduction to herbal medicine and creepy crawlies, while The Big Draw enables kids to experiment with sketching, collaging and model-making.

28-31 October, see chelseaphysicgarden.co.uk for details

MINI RESIDENT

Fun events and buys for little ones



HALLOWEEN HORRORS

These M&S Pumpkin Pram Shoes, £8 per pair, and Pumpkin T-shirt, £5, plus this Stella McCartney Kids Glow In The Dark Monster Babygrow, £58, from [AlexandAlexa](http://alexandalexa.com) are perfect for little monsters.

Stroll in style

Mamas & Papas' Urbo Bug stroller and Mylo² pushchair receive a playful twist for autumn with a Foxleaf design from Donna Wilson. A range of co-ordinating accessories are also available including an adorable Foxleaf blanket and toy, a carrycot and footmuff. The special edition Urbo Bug is priced at £199 and the Mylo² is £679.

mamasandpapas.com



The Foxleaf design from Donna Wilson



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Open Morning

Independent education for boys aged 7-11



For entry into Years 3-6

Saturday 4 October 2014

9.30 am-12 noon

(Entry via Hunts Slip Road)

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We welcome parents and boys to our Open Morning on Saturday 4 October when there will be talks by the Master of the College and the Head of the Junior School at 9.30am, 10.30am and 11.30am. We also have an Open Afternoon on Tuesday 18 November at 2.00pm and smaller parent tours and visits are also available by arrangement.



For more information please contact the Junior School
Dulwich College, Dulwich Common, London, SE21 7LD
Telephone: 020 8299 8432 Email: junioradmissions@dulwich.org.uk
www.dulwich.org.uk/junior-school

DULWICH COLLEGE FOUNDED 1619

Open Morning

Independent day and boarding school for boys



For entry into Year 7

Saturday 11 October 2014

9.30 am-12 noon

Dulwich College welcomes parents and boys considering entry into Year 7 to our Open Morning. No appointment is necessary. Conducted tours of the College are offered with opportunities to meet pupils and staff.

Other opportunities are available to visit the College during the school day. Dates can be found on our website, or please telephone the Registrar for further details.



For more information please contact the Registrar
Dulwich College, Dulwich Common, London, SE21 7LD
Telephone: 020 8299 9263 Email: the.registrar@dulwich.org.uk
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PROPERTY

{WEST LONDON'S MOST DESIRABLE HOMES}



ROOMS WITH A VIEW

The stylish interior of this home is matched by its pretty surroundings

Set in a prestigious mansion block overlooking gardens, light spills into every corner of this modernised three bedroom Fulham home. Its top floor setting guarantees gorgeous views, and the modern decor lends it a contemporary look. £1,195,000 Share of Freehold. (Lockett Estates, 020 7381 4998)



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It's not just the temperature that has been cooling off lately, with signs that some of the heat has come out of the prime central London property market. If you're worried about putting your property up for sale right now, this month's hot topic looks at top tips for selling in a cooler market. We've also been looking at properties with sumptuous bathrooms and catching up with the latest trends in property and interiors.

Karen
Karen Tait, Property Editor

Editor's pick:
Quietly tucked away in Upper Cheyne Row in the heart of Old Chelsea, this rare six-bedroom studio house features a dramatic living area with a three-storey high ceiling: £12,950,000 (Knight Frank, 020 7349 4300)



NEW



The Studio Reed Penthouse boasts spectacular London skyline views

PROPERTY NEWS

Your update on London's homes & interiors

Downsize generation

According to figures from Prudential, 38% of homeowners aged 55 and over in the UK are planning to downsize. For those looking for a well located home in the capital, Five Riverside, the latest phase of the Wandsworth development, offers a safe and secure complex with a range of amenities including a residents' gym and landscaped piazza with restaurant and shop, meaning that retired couples don't necessarily need to downsize their lifestyles.

Retirees David and Briony Barron moved from a large house in Putney to a three-bedroom flat in the Riverside



Quarter. It 'feels like a real neighbourhood', comments David, who particularly enjoys 'doing my lengths with stunning

views over the Thames – the raised ground-level swimming pool is a real novelty'.

The tallest building at the development so far, the 15-storey Five Riverside will comprise 99 apartments, with prices from £475,000.

Savills, 020 8877 2000
riversidequarter.com



PENTHOUSE PANACHE

If you're looking for the wow factor and triple aspect views across London's skyline, taking in landmark buildings such as the Shard, St Paul's and the Gherkin, the Penthouse at NEO Bankside delivers in spades. On the 10th floor, the duplex features an interior designed by Studio Reed and architecture by Rogers Stirk Harbour + Partners, with four bedrooms, four bathrooms and two reception rooms as well as a winter garden and two roof terraces. Residents can take advantage of 24-hour concierge and security services, gym, business centre and wine cellar. On Holland Street, SE1, the Studio Reed Penthouse is for sale at £19.75m. neobankside.com

ROOM WITH A VIEW

If you're converting a basement with no windows or view and need ideas for giving the effect of natural light, take a look at this clever 'living wall'. Part of a refurbishment in a small mews home behind Eaton Square, it brings the outside in, even when there is no outside! The house has been remodelled by Roselind Wilson Design and features an open-plan first floor sitting room and opulent master bedroom and marble bathroom. It's for sale for £5.45m through Knight Frank.



Square deal

Designed by award-winning architects, Alford Hall Monaghan Morris, the latest development to be launched by London Square is a welcome addition to the Upper Richmond Road, Putney. The collection of one, two and three bedroom apartments and penthouses sit alongside the communal gardens that are a trademark of London Square, along with a commercial area and public plaza



moments from East Putney tube station, Putney High Street and Putney mainline station. Prices from around £515,000. londonsquare.co.uk

70RK

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PRICE AND PRESENTATION

How do you ensure your property stands out from the rest when selling in a cooling market?

While the big bang of the London property bubble bursting hasn't been heard yet, there are signs of a slowdown in central London. Rightmove reports that London recorded a 5.9% drop in August, the largest of three consecutive monthly falls, while according to Hometrack, just 12% of London postcodes registered price gains in July, and 11% recorded lower prices over the month.

As well as the distraction of summer holidays, the slowdown is being blamed on influences such as the Mortgage Market Review, threats of a mansion tax and possible interest rate rises.

So, if you're considering putting your property on the market, how can you ensure your property sells as promptly as possible?

'There are always ways to enhance the saleability of a property,' says Shirley Humphrey of Harrods Estates. 'For a start, it is important to make it as presentable as possible. Many of the properties we sell are refurbished or beautifully interior designed to improve their saleability.'

Consider practical aspects too, says John Waters of Knight Frank. 'Attend to any maintenance issues you may have been putting off, buyers like to see properties that are well cared for. Take a fresh look at your property both outside and in. Would it benefit from a coat of paint? Could you declutter a bit more?'

How well will it photograph?

Simon Godson of W.A.Ellis advises sellers to 'be objective – judge your house as an outsider would, paying special attention to the decoration and fittings. If your kitchen is 10 years old, then it doesn't qualify as new! Make sure the front garden is presentable. Clean windows and draw curtains right back to accentuate light and space.'

Pricing your property correctly is clearly crucial too.

'Don't be deceived by the highest valuation and assume that's what your property is worth,' says Michael Wilson of Mountgrange Heritage. 'There is so much competition between agents and many are desperate for stock so are often

generous in their valuation in order to secure the instruction. Most clients know in their heart of hearts what their property is really worth – so if a valuation seems generous don't be

fooled, discount it.'

'A property that is priced well above the market value will tend to sit on the market for much longer and in the end will have a price adjustment having missed opportunities from serious buyers – this is not a way to sell a property fast!' adds Shirley Humphrey.

'Buyers have a lot of information at their fingertips now,' says John Waters. 'Make sure the agent you select produces comparable evidence supporting the price they recommend.'



This three-bedroom flat on Hyde Park Square, W2, fuses modern design with traditional elements: £3,750,000 (Century21, 020 7229 1414)

Get at least three valuations from local estate agents with an understanding of what has sold in your area advises Simon Godson: 'They have seen inside comparable properties and will be able to provide you with a realistic asking price.'

Clearly views on how far the market will slow down differ, but generally the long-term trend is expected to continue upwards. Ed Mead of Douglas & Gordon believes property values are unlikely to fall dramatically in the immediate term. 'Given the equity rich environment many sellers can afford to wait and watch,' he says. 'Sales volumes are therefore likely to remain low, implying that selling prices are unlikely to fall.'



TIPS FOR SELLERS

- Do your research: check out what comparable properties have sold for in your area over the past year, but be objective and take into account if the kitchen is newer, the decor fresher, the garden larger, etc
- Get at least three valuations from estate agents with local market knowledge and don't automatically go with the one who offers the highest valuation. Ask if they have recently sold similar properties to yours
- Presentation is key – judge your house as an outsider would, paying attention to the decoration and fittings
- Don't forget to present the garden well too, especially the front; never underestimate kerb appeal
- Set the scene before viewings – the aromas of fresh coffee or scented candles will help make the right impression

5 of the best... BATHROOMS

Sumptuous finishes and high quality fittings make these bathrooms some of the finest in London



HIGH SPECIFICATION

Clabon Mews, SW1X £12,500,000

With unusually large and well-proportioned floors, and a private landscaped garden with open views, this four/five-bedroom, four-bathroom house has been newly refurbished throughout, offering air-conditioning, underfloor heating, Lutron lighting and Sonos audio.

Strutt & Parker, 020 7235 9959



PERIOD TOWNHOUSE

Queensbury Place, SW7 £12,500,000

This seven-bedroom stucco-fronted townhouse with balcony has been totally refurbished and interior designed in a contemporary style, and boasts a 42ft long first floor drawing room, seven bedrooms and five bathrooms.

Harrods Estates, 0207 225 5911

ALL MOD CONS

Radnor Walk, SW3 £4,250,000

This charming period house has been fully modernised throughout, and includes a raised ground floor reception room that runs the full width of the house and a pretty garden with a waterfall feature. There are five bedrooms and three bathrooms.

John D Wood & Co., 020 7352 1484



DOUBLE WIDTH

Flood Street, SW3 £6,500,000

Offering five bedrooms and three-bath/shower rooms, this family house has the added benefit of also comprising the lower ground floor flat of the next door house. As a result, the property has a double width family room opening out onto a double width garden.

Savills, 020 7730 0822

GO
ONLINE

To see more photos of
these properties
theresident.co.uk

MAYFAIR MANSION

Park Street, W1K £15,000pw

There's a bathroom for each of the nine bedrooms in this substantial property, which has been redecorated throughout while maintaining period features such as cornicing and an intricately decorated hallway. Modern touches include mist-free TVs in the bathrooms.

Knight Frank, 020 3733 7384





Mark Elie
Artistic Director
Portobello Dance School



Jeremy Montagu-Williams
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Notting Hill
folk were
born
to dance.

Others to
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Alas, Jeremy's in the second bracket. But fortunately for you, he's extraordinarily good at it. As part of the only dedicated flats team in Notting Hill, he knows his market and offers an unparalleled service. So if you're eager to perfect your pirouette, speak to Mark, but if you're looking to buy or sell, Jeremy's your man.

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MILES MEACOCK STRUXT & PARKER

Market research shows the property market remains strong

The property market generally flows in cycles and there is always a fascination for where we are in that cycle. The truth is that the market ebbs and flows ceaselessly, and it takes bravery and good fortune in equal measures to call the market either at the peak or on the turn. This is because there are so many factors at play that can influence confidence and uncertainty, the two key drivers of our market.

Land Registry data, which charts the distribution of £2m+ residential property transactions in the UK, shows that despite talk of a slowdown, the market is already outstripping the whole of 2013 and the highest number of transactions are found in the £2m-£5m bracket.

Our research shows the housing market is continuing to reap the benefits of both stable credit conditions and strong performances in UK employment and output. The Nationwide House Price Index rose by 12.9% year-on-year to Q2 2014, up from 9.2% in the first quarter of this year. Furthermore, purchasing power from overseas continues to play a big

A lateral entertaining area gives this home a spacious feel



Despite talks of a slowdown, the market is already outstripping the whole of 2013



Vernon Yard W11

An outstanding and beautifully presented non-basement, four bedroom house, occupying approximately 2,838 sq ft over just three floors. It has the benefit of fabulous, lateral entertaining space, a garage and exclusive use of a stunning roof terrace. Guide price £5,250,000

role as nearly 47% of all buyers in central London for the second quarter of 2014 were originally from overseas.

Whatever happens to the market beyond our control, demand for good property remains strong. We have also found that those properties at the top of the pile attract competing interest and can distort the bigger picture, while those properties which may be compromised in one way or another are just taking longer to sell. As a vendor, it is acutely relevant to present the property in the best possible light, to de-clutter and spring clean, in order to attract buyers.

0207 221 1111; struttandparker.com

Egerton Crescent, Knightsbridge SW3

£15,000,000 Freehold



An elegant and wide Grade II listed, white stucco fronted house situated in this most sought after and prestigious Knightsbridge crescent with an unusually large garden of 71' in length.

4,335 sq ft (402.72 sq m)

Drawing room | Dining room | Kitchen/breakfast room | Garden Room | Four bedrooms with en suite bath/shower rooms | Garden | Balcony | Access to communal gardens



Knightsbridge 020 7235 9959
james.forbes@struttandparker.com

Chelsea 020 7225 3866
harry.wigram@struttandparker.com

Kensington Park Gardens, Notting Hill W11**Price on Application**

Situated on one of the finest addresses in Notting Hill, a substantial, end of terrace house with off-street parking, a south facing garden and direct access to Ladbroke Square Gardens.

11,660 sq ft (1,083 sq m)

Entrance Hall | Kitchen/breakfast room | Four reception rooms | Second kitchen | Eight bedrooms | Eight bath/shower rooms | Staff flat | Swimming pool | Lift | Garden | Off street parking | Access to communal gardens

Notting Hill 020 7221 1111

nottinghill@struttandparker.com



Limerston Street, Chelsea SW10

£3,750,000 Freehold



A well presented four bedroom family house situated on the highly desirable Ten Acre Estate.

1,956 sq ft (181.71 sq m) EPC Rating D
2 reception rooms | Kitchen/breakfast room | Study | 4 bedrooms | 3 bath/shower rooms | Utility | Terrace | Garden

West Chelsea 020 7373 1010
westchelsea@struttandparker.com

Cloncurry Street, Fulham SW6

£3,300,000 Freehold



A stunning example of an extended house on this prime 'Alphabet Street' within the Bishops Park Conservation Area.

3,008 sq ft (279.44 sq m) EPC Rating D
Drawing room | Kitchen/family room | 5 bedrooms | 3 bathrooms | Cloakroom | Larder | Utility room | Cellar | Garden

Fulham 020 7731 7100
fulham@struttandparker.com

Lamont Road, Chelsea SW10

£3,950,000 Freehold



A beautifully presented four bedroom freehold Victorian house offering practical living accommodation.

2169 (201.5 sq m) EPC Rating E
Three reception rooms | Kitchen/breakfast room | Four bedrooms | Two bathrooms | Office | Steam room | Garden

West Chelsea 020 7373 1010
westchelsea@struttandparker.com

Clonmel Road, Fulham SW6

£2,450,000 Freehold



An opportunity to purchase an immaculately presented house following an exciting and comprehensive renovation programme.

2,304 sq ft (214.04 sq m) EPC Rating E
Drawing room | Kitchen/dining room | Five Bedrooms | Four bath/shower rooms | Larder | Utility room | Cellar | Garden

Fulham 020 7731 7100
fulham@struttandparker.com

Campden Hill Road, Kensington W8

£4,250,000 Freehold



Built in the late 1850s, this imposing five bedroom family house, with an open easterly aspect, occupies 2,322 sq ft over four floors only with a stunning 59ft west-facing garden.

2,322 sq ft (215.71 sq m) EPC Rating D

Entrance hall | Drawing room | Kitchen/breakfast room | Dining room | Two studies | Five bedrooms | Two bathrooms | Cloakroom | Cellar | West-facing garden

Kensington 020 7938 3666

kensington@struttandparker.com



Royal Avenue, Chelsea SW3**£6,750,000 Freehold**

An outstanding stucco fronted Grade II listed house situated at the favoured southern end of Royal Avenue just by St Leonards Terrace and Burton's Court.

3,001 sq ft (278.8 sq m)
First Floor Drawing Room | Dining Room | Kitchen Breakfast Room | Play/living room | Five bedrooms | Three bathrooms | Utility Room | Storage vault | Patio | Roof Terrace

Chelsea 020 7225 3866

chelsea@struttandparker.com
JSA: Knight Frank 020 7591 8600



Palace Gate, Kensington W8

£4,350,000 Share of Freehold



A charming and well presented four bedroom upper maisonette (direct lift access) on the top two floors of an impressive Victorian terraced house.

2,192 sq ft (203.6 sq m) EPC Rating E
Kitchen | Dining room | Drawing room |
Four bedrooms | Three bath/shower rooms | Cloakroom | Direct lift access

Kensington 020 7938 3666
kensington@struttandparker.com

Bolton Lodge, Chelsea SW10

£1,195,000 Leasehold



An immaculate one bedroom, first and second floor flat located on this quiet and sought after Chelsea street.

614 sq ft (57 sq m) EPC Rating D
Reception room | Fully integrated kitchen | Bedroom | En suite shower room

West Chelsea 020 7373 1010
westchelsea@struttandparker.com

Cornwall Gardens, South Kensington SW7

£2,600,000 Share of Freehold



A beautifully refurbished two bedroom maisonette with excellent entertaining space including a private roof terrace with far reaching views.

1,435 sq ft (133.3 sq m) EPC Rating C
Entrance hall | Reception room/kitchen/dining room | Two bedrooms | Two bathrooms | Utility room | Roof terrace



West Chelsea 020 7373 1010
westchelsea@struttandparker.com

Earls Court Square, London SW5

£3,000,000 Share of Freehold



A rare opportunity to acquire a lateral conversion flat commanding direct views onto this prime award winning Victorian garden square.

1,785 sq ft (165.83 sq m) EPC Rating D
Drawing room | Kitchen | 2 bedrooms | 2 bath/shower rooms | Bed 3/dining room | Utility | Storage | 2 balconies



West Chelsea 020 7373 1010
westchelsea@struttandparker.com

Cadogan Gardens, Chelsea SW3

£2,450,000 Leasehold



A spacious and well balanced three bedroom maisonette located in this prime part of Knightsbridge.

1,972 sq ft (183.2 sq m) EPC Rating D
Sitting room/dining area | Kitchen/dining room | Three bedrooms | Three bathrooms | Access to Cadogan Square

Chelsea 020 7225 3866
chelsea@struttandparker.com

Vincent Square, Belgravia, SW1

£3,500,000 Share of Freehold



This well presented flat is located on the fourth floor of a well-run apartment building (with a lift) on Vincent Square.

1,606 sq ft 149.19 sq m EPC Rating D
Reception room | Kitchen | Three bedrooms | Three bathrooms | Balcony | Roof terrace | Portage | Parking space

Knightsbridge 020 7235 9959
knightsbridge@struttandparker.com

Cottesmore Court, Kensington W8

£3,750,000 Share of Freehold



An outstanding and beautifully presented four bedroom flat, on the top floor of this well maintained portered block.

1,859 sq ft (172.1 sq m) EPC Rating E
 Drawing room | Kitchen | Four bedrooms | Three bath/shower rooms | Cloakroom | Two resident porters | Lift



Kensington 020 7938 3666
kensington@struttandparker.com

Tite Street, Chelsea SW3

£2,350,000 Leasehold



The well arranged maisonette on the second and third floors has been in the same ownership for over 30 years.

1,310 sq ft (121.7 sq m) EPC Rating D
 Drawing room | Kitchen/dining room | Master bedroom | Two bedrooms | Two bathrooms | Roof terrace



Chelsea 020 7225 3866
chelsea@struttandparker.com

Foulis Terrace, SW7

£5,250 per week* Furnished/Unfurnished



A five bedroom stucco-fronted house of elegance and width which has been modernised throughout with exceptional flair and taste.

Entrance hall | Three reception rooms | Kitchen | Five bedrooms | Three bathrooms | Garden

Chelsea 020 7598 9966

chelsea.lettings@struttandparker.com



Knightsbridge, London SW7**£4,250 per week* Furnished**

A newly refurbished flat to rent in this prestigious Knightsbridge development conveniently located in the heart of Knightsbridge.

Reception room | Kitchen | Three bedrooms | Three bath / shower rooms | Balconies | Concierge | Gym | Swimming pool | Underground parking

Knightsbridge 020 7235 9959

knightsbridge.lettings@struttandparker.com

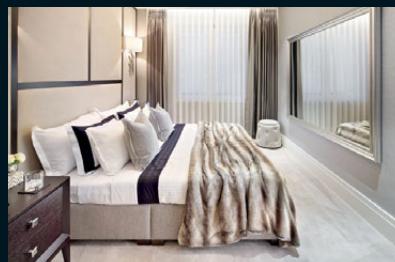


* The following Tenant Charges may apply prior to tenancy commencement: Tenancy Agreement

£210 (inc VAT) Credit References per application £54 (inc VAT). All advertised prices are excluded of utility and other associated services.

great minster house • SW1

WHERE ELEGANCE COMES AS STANDARD



Enviablely located at the very heart of Westminster SW1, Great Minster House is a new collection of bespoke residences sumptuously finished to the very highest standards. Set foot inside the grand lobby and enter a world of Edwardian-inspired splendour, where opulent apartment interiors lie behind every door.

With fastidious attention to detail and consummate craftsmanship, these spectacularly spacious homes exhibit all the traditional hallmarks of luxurious living. Complemented by a 24-hour concierge, Great Minster House represents the last word in a London lifestyle utterly free of compromise, and offers a rare opportunity to reside in one of London's most exclusive locales.

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020 7318 4677
www.struttandparker.com

**BARRATT
— LONDON —**

Earls Terrace, Kensington W8

£10,200,000 Freehold



An outstanding six bedroom Grade II listed family house, with a wonderful 93ft garden, swimming pool, 24 hour uniformed security and an underground parking space.

4,935 sq ft (458.46 sq m)

Kitchen/breakfast room | Dining room | Library | Drawing room | 6 bedrooms | 5 bathrooms | Terrace | Garden | Access to Edwardes Square gardens

Kensington 020 7938 3666

kensington@struttandparker.com

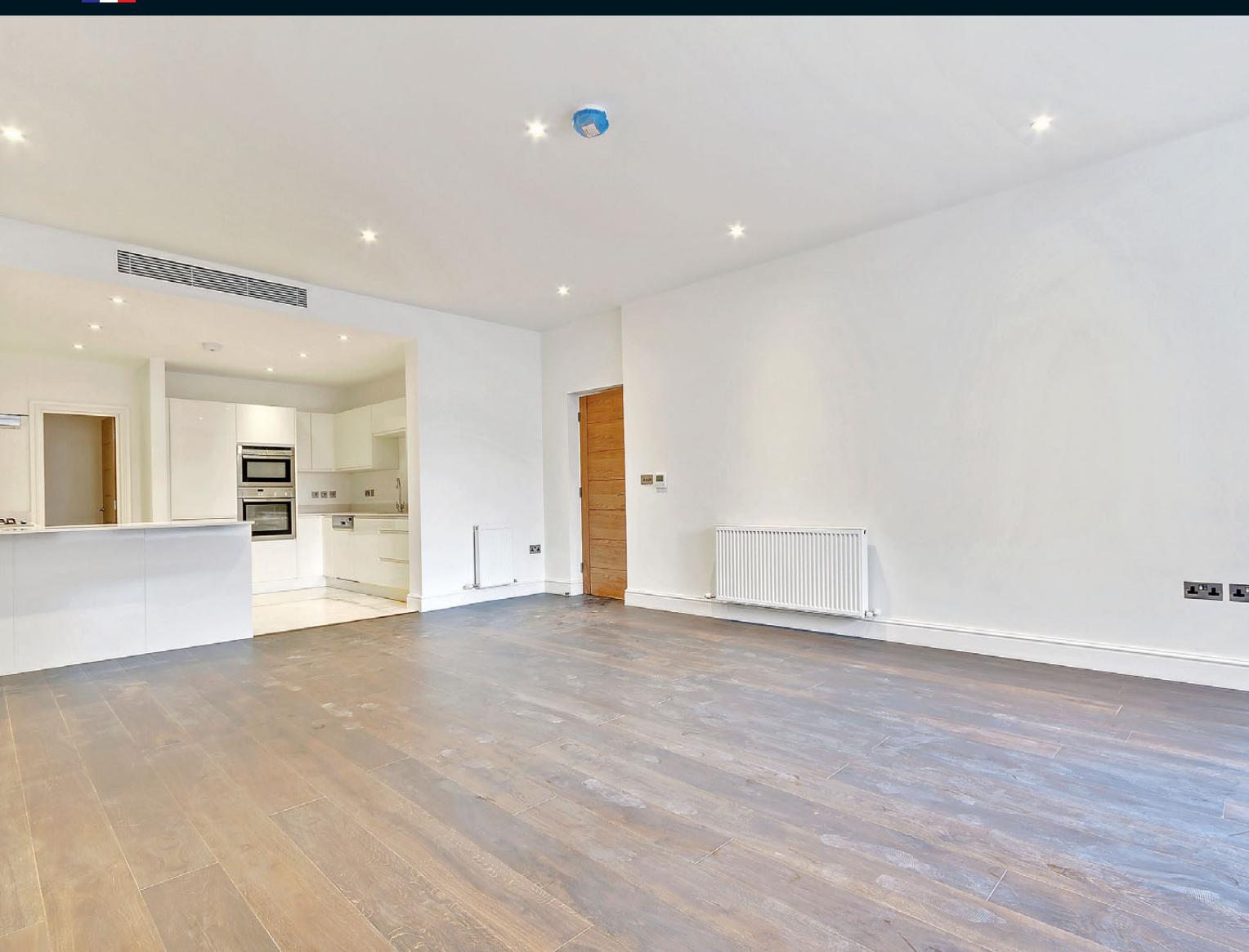


Sales: 020 7589 2000 sales@bodensresidential.com
Lettings: 020 7225 0433 lettings@bodensresidential.com
102 Draycott Avenue, Chelsea London SW3 3AD



Visit our
mobile
website

 *Ici on parle français*



YEOMANS ROW, SW3

£2000 Per Week Unfurnished + Admin Fees

Newly Refurbished Flat In the Heart Of Knightsbridge

Entrance Hall | Reception Room | Open Plan Kitchen | Three Double Bedrooms | Three Ensuite Bathrooms | Two Walk In Wardrobes | Lift | Separate Lock up Storage | EPC=D | Please visit www.bodensresidential.com/tenants.php



PEMBROKE COURT, EDWARDES SQUARE, SW3

£1,750,000 Leasehold

Wonderful Views Over Edwardes Square

Entrance Hall | Reception Room | Kitchen/Breakfast Room | Master Bedroom | En-Suite Bathroom | Bedroom 2 | Shower Room | Resident Caretaker | Lift | Gas Fired Central Heating | Access To Square Gardens By Application | EPC=D

Churchill Olivier You & Savills

In Westminster, you're in good company. We've just opened our new Westminster office – so if you're looking to buy or rent in the area, start your search with Savills.

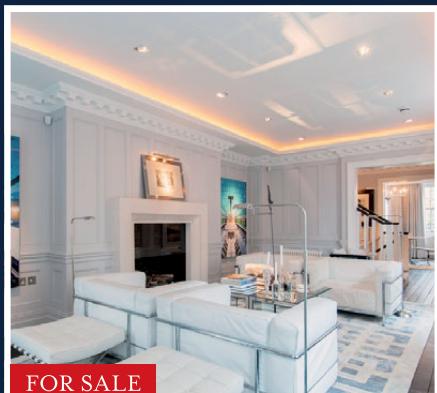
*Make the connection,
Talk to our new Westminster team
on 020 3430 6860*

Savills Westminster
57 Buckingham Gate
Westminster SW1E 6AJ

savills.co.uk/westminster



Here are a few of the properties we currently have available to buy and rent



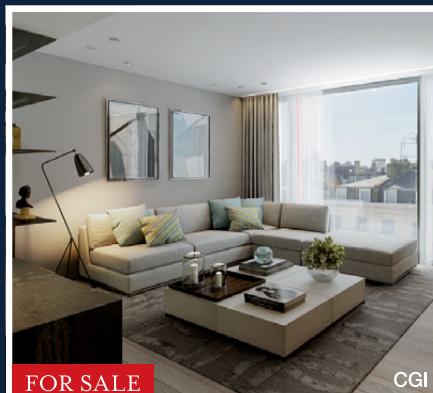
FOR SALE

Gayfere Street, SW1P
Guide £4.85 million
EPC=D



FOR SALE

Moreton Yard, SW1V
Guide £3.995 million
EPC=D



FOR SALE

Nova, SW1
Guide from £1.225 million
EPC=B

CGI



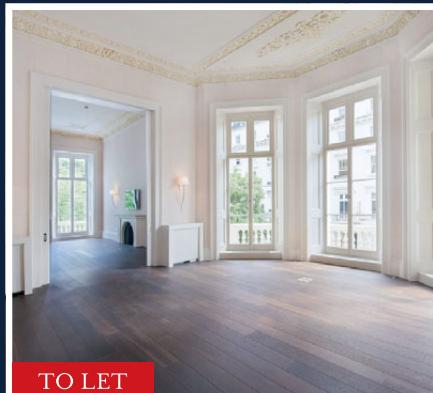
FOR SALE

Ashley Gardens, SW1P
Guide £2.35 million
EPC=D



FOR SALE

Riverwalk, SW1P
Price on Application
EPC=B



TO LET

Eccleston Square, SW1V
£1,250 per week + admin fees apply*
Council Tax=G ♦ EPC=C



TO LET

Millbank, SW1P
£545 per week + admin fees apply*
Council Tax=F ♦ EPC=E



TO LET

Buckingham Gate, SW1E
£1,295 per week + admin fees apply*
Council Tax=H ♦ EPC=B



TO LET

Catherine House, SW1E
£600 per week + admin fees apply*
Council Tax=G ♦ EPC=C



Matthew Morton-Smith
Head of Sales
mmsmith@savills.com



Matt Parish
Head of Lettings
mparish@savills.com

*Admin fees to include drawing up the tenancy agreement and reference charge for one tenant - £276 inc VAT one-off fee. £36 inc VAT for each additional tenant/occupant/guarantor reference where required. Inventory check out fee - charged at the end of or early termination of the tenancy and the amount is dependant on the property size and whether furnished/unfurnished. For more details visit www.savills.co.uk/fees





CONTEMPORARY STYLE IN CHELSEA
BURNSALL STREET, SW3

Reception room ♦ cinema ♦ kitchen/dining room
♦ 4 bedrooms ♦ 3 bedrooms ♦ study/bedroom
♦ guest cloakroom ♦ laundry ♦ patio
♦ 211 sq m (2,275 sq ft) ♦ EPC=C

Guide £4.5 million Freehold

Savills Knightsbridge
William Duckworth-Chad
wdchad@savills.com
020 7581 5234

Savills Sloane Street
Tom Lamb
tlamb@savills.com
020 7730 0822



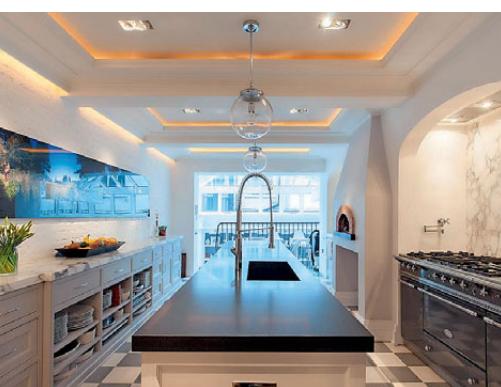
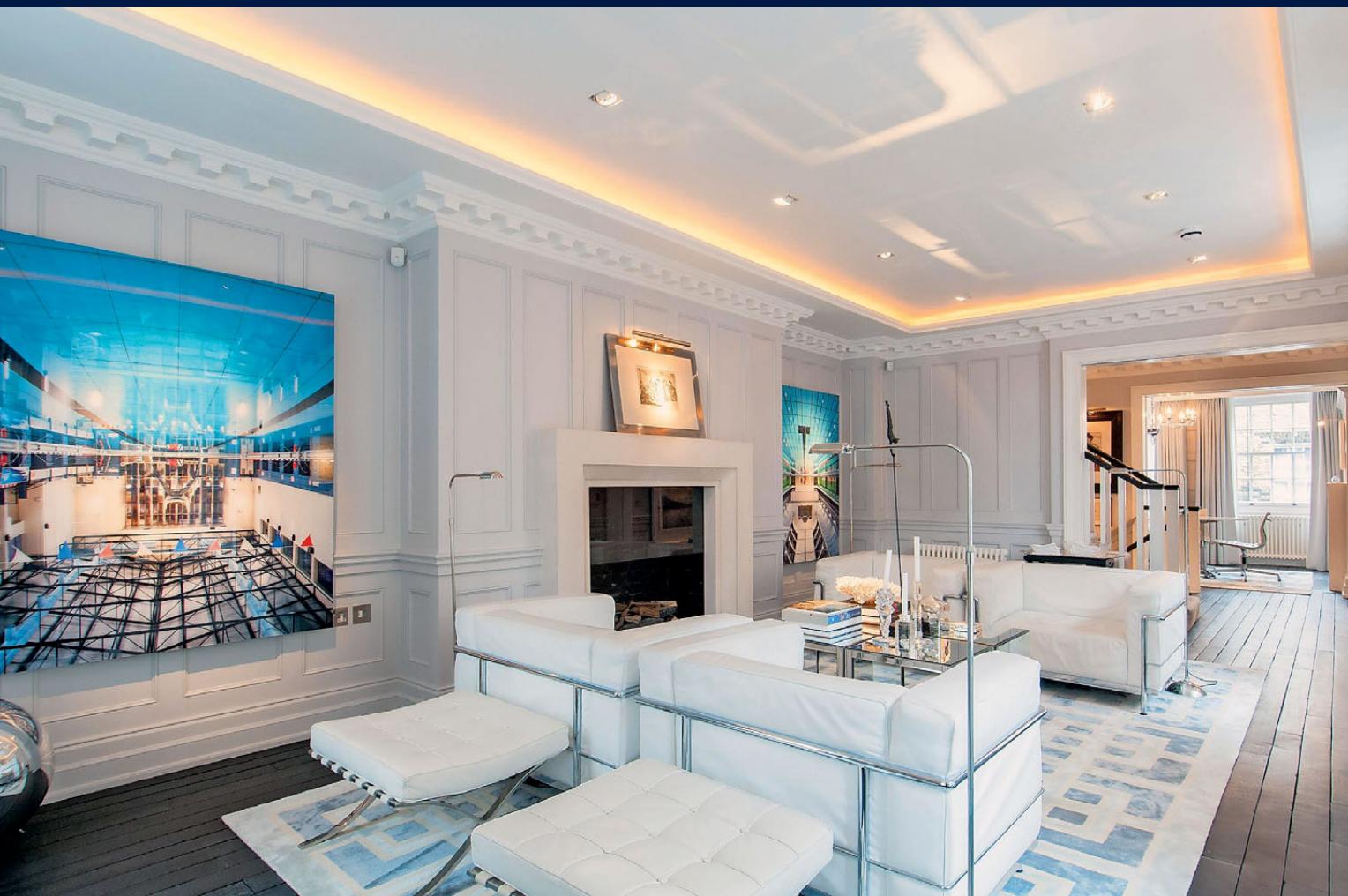
**BEAUTIFULLY PRESENTED STUDIO HOUSE WITH VIEWS ACROSS THE THAMES
CHEYNE WALK, SW3**

Grade II listed ◆ first floor drawing room ◆ library ◆ kitchen/breakfast room ◆ master bedroom suite ◆ 3 further bedrooms ◆ 2 further bath/shower rooms ◆ separate 1 bedroom cottage ◆ garage ◆ garden ◆ 443 sq m (4,772 sq ft) ◆ EPC=E

Guide £10.5 million Freehold

Savills Sloane Street
Tom Lamb
tlamb@savills.com
020 7730 0822

Savills Knightsbridge
Barbara Allen
baallen@savills.com
020 7581 5234



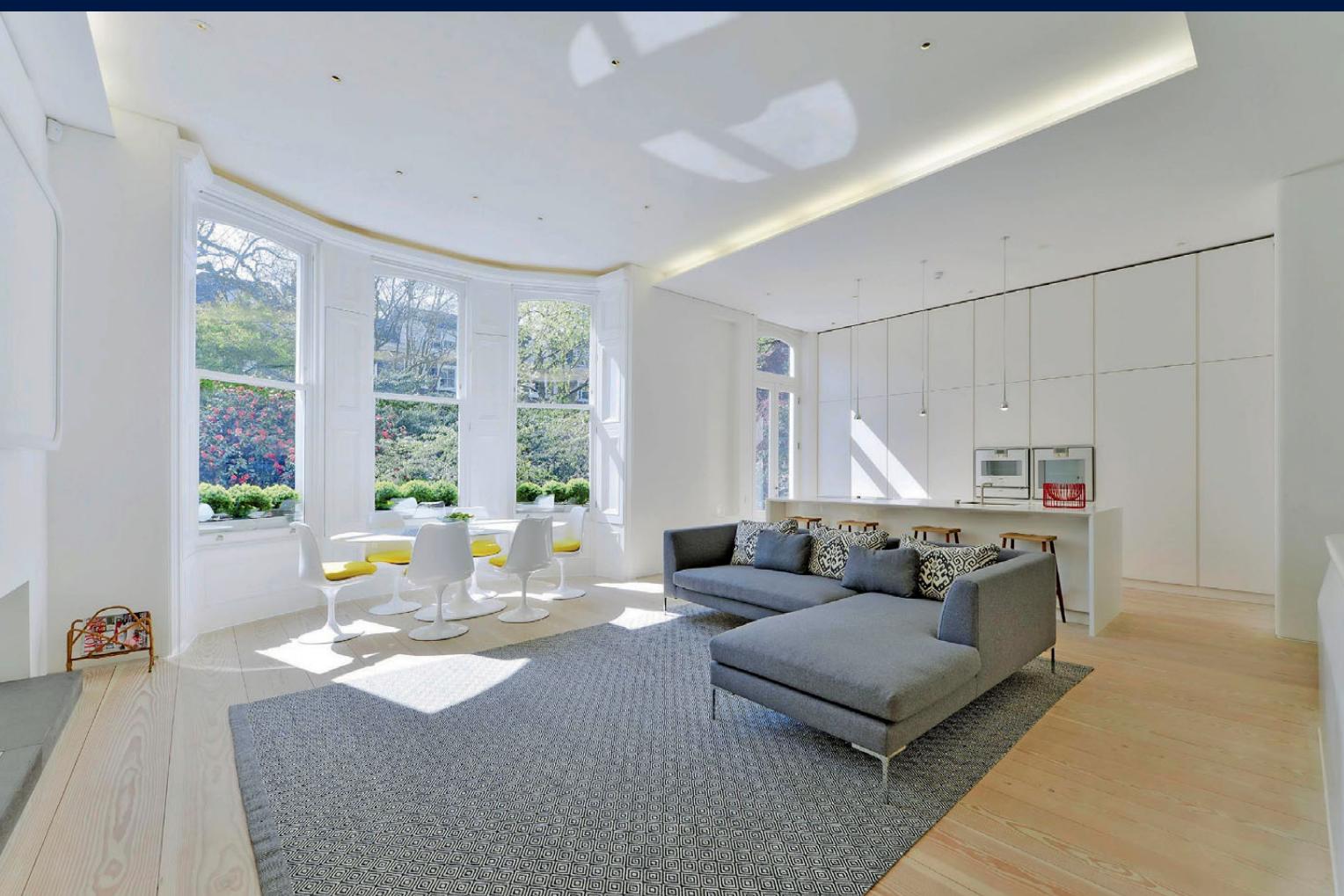
REFURBISHED HOUSE IN THE HEART OF OLD WESTMINSTER GAYFERE STREET, SW1

Entrance hall ♦ reception room ♦ media room ♦ dining room
♦ kitchen/breakfast room ♦ master bedroom suite
♦ 3 further bedrooms (2 with en suite) ♦ 1 further bathroom
♦ study ♦ roof terrace ♦ 271 sq m (2,918 sq ft) ♦ EPC=D

Guide £4.85 million Freehold

Savills Westminster
Matthew Morton-Smith
mmsmith@savills.com
020 3430 6861

Savills Sloane Street
Noel De Keyzer
ndekeyzer@savills.com
020 7730 0822

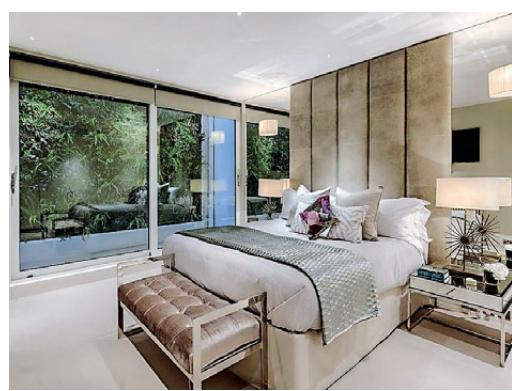


**A STUNNING APARTMENT WITH VIEWS OVER COMMUNAL GARDENS
GLEDHOW GARDENS, SW5**

Open plan kitchen/reception room ♦ entrance hall ♦ master bedroom with en suite shower room ♦ 3 further bedrooms with en suite bath/shower rooms (1 with spa) ♦ utility room ♦ study ♦ direct access to communal gardens ♦ 293 sq m, (3158 sq ft) ♦ EPC=C

Savills Chelsea
Nicola Ridley
nridley@savills.com
020 7578 9000

Guide £7.5 million Leasehold, plus Share of Freehold



A SUPERBLY REFURBISHED MAISONETTE WITH EXCELLENT RECEPTION SPACE EATON PLACE, SW1

Drawing room ♦ dining room ♦ kitchen/breakfast room
♦ master bedroom suite ♦ 2 further bedroom suites
♦ air conditioning ♦ under floor heating ♦ resident caretaker
♦ Grade II listed ♦ 287 sq m (3,089 sq ft)

Knight Frank
Emma Collins
emma.collins@knightfrank.com
020 7881 7721

Savills Sloane Street
Tom Wilson
twilson@savills.com
020 7730 0822

Guide £7.35 million Leasehold, approximately 999 years remaining



REFURBISHED MAISONETTE BENEFITTING FROM TWO VAST ROOF TERRACES

KINGS ROAD, SW7

3 bedrooms (1 en suite) ♦ further bathroom
♦ 2 reception rooms ♦ fully integrated kitchen
♦ 2 roof terraces ♦ newly refurbished
♦ 155 sq m (1,677 sq ft) ♦ Council Tax=F
♦ EPC=D

Unfurnished £1,800 per week
+ £276 inc VAT one-off admin fee and
other charges may apply*

Savills Chelsea

Oliver Mellotte
omellotte@savills.com
020 7578 9020



NEWLY REFURBISHED HOUSE ON GATED MEWS

ROLAND WAY, SW7

3 bedrooms (1 en suite) ♦ further bathroom
♦ reception room ♦ dining room ♦ kitchen
♦ guest cloakroom ♦ 120 sq m (1,300 sq ft)
♦ Council Tax=H ♦ EPC=E

Unfurnished £1,050 per week
+ £276 inc VAT one-off admin fee and
other charges may apply*

Savills Chelsea

Sophie Tiarks
stiarks@savills.com
020 7578 9011

*£36 inc VAT for each additional tenant/occupant/
guarantor reference where required. Inventory check
out fee – charged at the end of or early termination
of the tenancy and the amount is dependent on the
property size and whether furnished/unfurnished.
For more details, visit www.savills.co.uk/fees.



BEAUTIFULLY PRESENTED CONTEMPORARY APARTMENT

BROMPTON ROAD, SW3

2 double en suite bedrooms ◆ reception/dining room ◆ kitchen ◆ lift ◆ 24 hr concierge
◆ comfort cooling ◆ underground parking
◆ 144 sq m (1,560 sq ft) ◆ Council Tax=H
◆ EPC=C

Furnished £2,750 per week
+ £276 inc VAT one-off admin fee and
other charges may apply*

Savills Knightsbridge

Chloe Alexander
cjalexander@savills.com
020 7584 8585



ELEGANT FIRST FLOOR APARTMENT

CADOGAN SQUARE, SW1

2 double bedrooms ◆ 3 bathrooms ◆ reception room ◆ dining room ◆ kitchen ◆ garden access (separate negotiation) ◆ 207 sq m (2,235 sq ft)
◆ Council Tax=H ◆ EPC=C

Flexible furnishings £2,500 per week
+ £276 inc VAT one-off admin fee and
other charges may apply*

Savills Knightsbridge

Chloe Alexander
cjalexander@savills.com
020 7584 8585

*£36 inc VAT for each additional tenant/occupant/guarantor reference where required. Inventory check out fee – charged at the end of or early termination of the tenancy and the amount is dependent on the property size and whether furnished/unfurnished. For more details, visit www.savills.co.uk/fees.



IMMACULATE FIVE BEDROOM HOUSE ENJOYING PERIOD FEATURES

REDCLIFFE ROAD, SW10

Master bedroom suite ◆ 4 further bedrooms
◆ 2 further bathrooms ◆ 2 reception rooms
◆ kitchen ◆ garden ◆ roof terrace ◆ parking by separate negotiation ◆ 283 sq m (3,047 sq ft)
◆ Council Tax=H ◆ EPC=E

Flexible furnishings £3,750 per week
+ £276 inc VAT one-off admin fee and other charges may apply*

Savills Chelsea

Oliver Mellotte
omellotte@savills.com
020 7578 9020



FIRST FLOOR APARTMENT WITH IMPRESSIVE RECEPTION ROOM

EATON PLACE, SW1

2 bedrooms ◆ 2 bathrooms ◆ reception room
◆ kitchen ◆ 2 balconies ◆ lift ◆ 134 sq m (1,440 sq ft) ◆ Council Tax=H ◆ EPC=D

Flexible furnishings £2,100 per week
+ £276 inc VAT one-off admin fee and other charges may apply*

Savills Sloane Street

Izzy Birch-Reynardson
ibreynardson@savills.com
020 7578 9020

*£36 inc VAT for each additional tenant/occupant/guarantor reference where required. Inventory check out fee – charged at the end of or early termination of the tenancy and the amount is dependent on the property size and whether furnished/unfurnished. For more details, visit www.savills.co.uk/fees.



LOUISE 'BOO' GOOD SAVILLS KENSINGTON LETTINGS

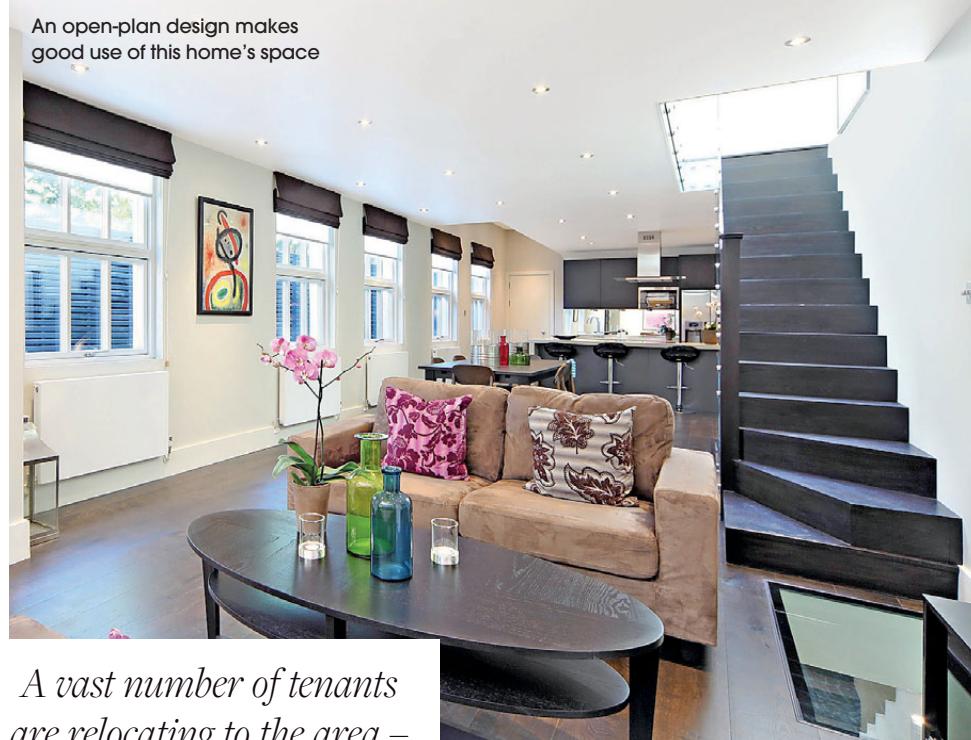
Prime central rentals are strong thanks to international tenants

Savills Kensington and Notting Hill lettings teams have enjoyed a buoyant lettings market over the past twelve months, with average values rising by 4%. This was well ahead of nearby Chelsea, Knightsbridge and Sloane Street, which grew 0.6% over the same period. The forecast for the future is also positive, with 3% growth predicted for the year ahead, increasing to 20.4% by 2018.

Savills Research has also found that the borough of Kensington and Chelsea had the highest percentage of £1 million plus sales in 2013, making it one of the most popular London boroughs for prime property. Landlords that have purchased in the area benefit from international interest across all price bands, with Western Europeans and North Americans in particular attracted to the area's grandeur and charm.

From mansions to mansion flats, Kensington offers an excellent selection of property across the market, fulfilling the growing demand for prime central rentals. A vast number of tenants are relocating to the area, with 46% moving

An open-plan design makes good use of this home's space



A vast number of tenants are relocating to the area – 46% for employment and 43% as a lifestyle choice

for employment and 43% moving as a lifestyle choice.

Kensington's superb schools also make the area a huge draw for families, who ensure a lively community spirit. Its much-coveted private schools include Thomas's, Pembridge Hall, Wetherby Pre-Prep, Norland Place, Notting Hill Prep and Hawkesdown House. The outstanding state schools are St Mary Abbots Primary and Fox Primary.

Culturally vibrant, the area offers a terrific cross-section of character and sophistication, from the bustling antiques market in Portobello Road to the major museums of South Kensington.

The light, fully fitted kitchen is a central room in this family home



Top: Addison Crescent, Holland Park W14

A newly refurbished four bedroom house with a reception room, wooden floors, open-plan kitchen, ensuite bathroom, shower room and patio.

Guide price £1,800 per week. 020 7535 3333

Left: Pembroke Villas, Kensington W8

A superb five bedroom family house spread over four floors, which benefits from excellent entertaining space, including a spacious reception room and a fully fitted, eat-in kitchen.

Guide price £3,950 per week.
020 7535 3333



EATON SQUARE, LONDON, SW1

A luxurious and stylish penthouse on the southern side of the square, benefiting from two terraces with lovely views over Eaton Square Gardens and direct lift access. Newly refurbished with sumptuous interiors finished to the highest standard, the penthouse represents sophisticated living, with bright and spacious rooms, air conditioning and smart home technology. Eaton Square is situated in the heart of Belgravia. Knightsbridge and Sloane Square are a short walk away and provide excellent local amenities.

Accommodation: Entrance lobby, Kitchen/Dining room, Drawing room, Master bedroom with en-suite shower room, Guest bedroom, Bathroom, 2 Terraces, Lift, Access to private tennis courts and gardens. Air-conditioning, underfloor heating.

Penelope Court
penny@beauchamp.co.uk
+44 (0)20 7499 7722

PRICE ON APPLICATION

LEASEHOLD

BEAUCHAMP
ESTATES



Alexander Square, Knightsbridge SW3

GUIDE PRICE £9,500,000

An impressive five bedroom Grade II listed Georgian house in a key position in the square, with open westerly views over the surrounding gardens, and parking. Approx 3,140 sq ft



Presented by Knight Frank Knightsbridge
020 7591 8600
knightfrank.co.uk/knightsbridge



RUPERT DES FORGES KNIGHT FRANK

Events at home and abroad will affect the autumn market

This autumn the Knightsbridge market – like the fortunes of the wider prime central London residential market – will be directed by the sentiment of an impending election, a possible rise in interest rates, and the growing clamour over wider house price inflation. During late spring and summer transactional prices remained solid, but prospective purchasers are increasingly wary as asking prices continued to be pushed.

A fluid and successful market this autumn will depend on vendors listening to their agents and adjusting asking prices downwards to re-engage the falling number of new applicants, down nearly 15% year on year. A process of self-correction will see a quick pick up in sales volumes this autumn. The depth of demand is still there but, at this stage of the cycle, buyers want to see a margin removed from where asking prices were in the first quarter of 2014.

Knightsbridge remains the epicentre of the international market in London. In recent months, the improving economic climate has seen investor buyers moving

Ennismore Gardens, Knightsbridge SW7

A recently refurbished 2,874 sq ft third and fourth floor apartment, with south-facing views over this Knightsbridge garden square. It offers three bedrooms, two reception rooms and a fully fitted media room. Leasehold: approximately 102 years remaining. Guide price £11,500,000



A fluid and successful market this autumn will depend on vendors listening to their agents



Rutland Court, Knightsbridge SW7

This exquisite 2,255 sq ft three bedroom lateral apartment on a private road in the heart of the area is a rare find. Entirely restructured and refurbished to the highest international standards, it comes with three bedroom suites, a double reception room, media/dining room and bespoke kitchen. Guide price £10,000,000, with share of freehold

out of prime central London, preparing to take one more risk in other markets. With increasing turbulence in the Middle East and Ukraine it may well be that the spotlight returns rapidly to the prime postcodes of London.

The market remains confident. The next quarter will be determined by vendors reacting to a wind of change after 2/3 years of strong growth; now is the time to consolidate those gains if this is the goal before the year end.

020 7591 8600; knightfrank.co.uk



Henniker Mews, Chelsea SW3

Well proportioned three bedroom house

This beautifully proportioned house is situated in Chelsea's desirable Henniker Mews and was formally the original Aston Martin garage. 3 bedrooms, 2 bathrooms, large kitchen/breakfast room, garage and private parking. EPC rating E. Approximately 114 sq m (1,224 sq ft)

Freehold

Guide price: £2,500,000

(CHL130321)

KnightFrank.co.uk/chelsea
chelsea@knightfrank.com
020 3641 7731





Cresswell Place, Chelsea SW10

A wonderful double fronted mews house

The house offers a very hard to find combination of low built lateral space and parking together with a roof terrace. The house itself has excellent living space and comprises of 3 bedrooms, 2 bathrooms, reception room, dining room, kitchen, roof terrace and garage. EPC rating F. Approximately 201 sq m (2,163 sq ft)

Freehold

Guide price: £4,950,000

(CHL140213)

KnightFrank.co.uk/chelsea
chelsea@knightfrank.com
020 3641 7731





Favart Road, Fulham SW6

Six bedroom family home in Parsons Green

A lovely house with a pretty south west facing garden. Master bedroom with en suite bathroom, 5 further bedrooms, family bathroom, 2 shower rooms, open plan reception/dining room, kitchen/family room, study, guest WC, cellar, garden. EPC rating C. Approximately 255 sq m (2,745 sq ft)

Freehold

Guide price £3,275,000

(FLH140267)

KnightFrank.co.uk/fulham
fulham@knightfrank.com
020 7751 2400





Danehurst Street, Fulham SW6

Four bedroom house with a large garden

An impressive family home, located in a favoured street in the heart of "Munster Village". Master bedroom with en suite shower room, second bedroom with en suite shower room, 2 further bedrooms, family bathroom, kitchen/dining room, reception room, guest WC, garden. EPC rating D. Approximately 180.2 sq m (1,940 sq ft)

Freehold

Guide price £1,995,000

(FLH140283)

KnightFrank.co.uk/fulham
fulham@knightfrank.com
020 7751 2400





Cadogan Square, Knightsbridge SW1

Two bedroom apartment with private terrace

A rare ground floor maisonette situated on the eastern terrace of this famous Knightsbridge garden square, with views overlooking the beautiful, leafy gardens. Master bedroom with en suite shower room and dressing room, bedroom 2 with en suite shower room, bedroom 3, shower room, drawing room, dining room, kitchen, private terraced garden. EPC rating D. Approximately 205 sq m (2,217 sq ft)

Leasehold: approximately 44 years remaining

Guide price: £5,500,000

KnightFrank.co.uk/knightsbridge
knightsbridge@knightfrank.com
020 3641 5914





Hans Place, Knightsbridge SW1

Upper maisonette with superb garden views

A well presented two/three bedroom flat in a prestigious Knightsbridge garden square. The flat benefits from good ceiling heights, ample natural light throughout and excellent garden views. Master bedroom en suite, guest bedroom, bathroom, reception room, kitchen, study/bedroom 3, cloakroom, access to communal gardens, lift.

EPC rating D. Approximately 111 sq m (1,200 sq ft)

Share of Freehold

Guide price: £2,800,000

KnightFrank.co.uk/knightsbridge

knightsbridge@knightfrank.com

020 3641 5928

Joint agent: Maskells

sales@maskells.co.uk

020 7581 2216





Hyde Park Gate, South Kensington SW7

A white Stucco fronted family house

An exceptionally well proportioned family house with private parking ideally situated for the owner to enjoy easy access to both Kensington High Street and Knightsbridge. 6 bedrooms, 3 receptions rooms, kitchen/breakfast room, 6 bathrooms, 2 cloakrooms, study, garden, private parking. EPC rating D. Approximately 436 sq m (4,700 sq ft)

Freehold

Guide price: £11,500,000

(KEN120113)

KnightFrank.co.uk/kensington
kensington@knightfrank.com
020 7938 4311



26 OLD QUEEN ST.

ST JAMES'S PARK.
LONDON SW1

A newly refurbished Grade II listed Georgian property situated within the Birdcage Walk Conservation area with views over St James's Park.

An elegant and imposing home situated on one of London's grandest streets with all principal rooms overlooking St James's Park.

THE ACCOMMODATION CONSISTS OF:

4 reception rooms; open plan kitchen; dining and family room; wine room; duplex master suite with study; 4/5 further bedroom suites; media room with butlers kitchen and en suite shower room; service kitchen and laundry room; terraces and a passenger lift to all floors. The landscaped garden provides direct access to Birdcage Walk and then onto St James's Park. Approximately 692 sqm (7,454 sqft).



 **Knight Frank**
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KnightFrank.co.uk

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property@hathaways.co.uk
www.hathaways.co.uk
12 Greycoat Place, Westminster, London SW1P 1SB

FREEHOLD
PRICE: ON APPLICATION



Queen's Gate Mews, South Kensington SW7

Superbly refurbished spacious and bright mews house

This stunning freehold property has been designed and meticulously renovated to a very high standard. Some of the features include; air conditioning, under floor heating, garage and an electric roof. 3 bedrooms, 3 bathrooms, 2 reception rooms and roof terrace. EPC rating D. Approximately 194 sq m (2,091 sq ft)

Freehold

Guide price: £4,250,000

(STK140136)

KnightFrank.co.uk/southkensington
southkensington@knightfrank.com
020 3641 7731



MY DREAM HOME

This large home benefits from a good location and excellent views, while inside its Victorian plumbing makes it an equally attractive prospect

The home enjoys large spaces for entertaining guests



ST GEORGE'S SQUARE, SW1



Harry Buchanan is Director of Sales at Jackson-Stops & Staff

Why it's a great buy

A freehold house on a garden square in prime central London is a rare luxury. This beautiful family home has at least six bedrooms and four reception rooms, including a stunning first-floor double drawing room with views towards St Saviour's church and St George's Square.

The wow factor

The basement floor is dominated by the kitchen with dining area and family room, which leads onto the private patio garden.

The house has been fitted with splendid Victorian free-standing baths, showers and toilets that have all been meticulously refurbished and maintained.

Who it would suit

The grand-but-welcoming, spacious-yet-cosy property is perfect for a large family or couple who are looking for great entertaining space.

My favourite room

Can I pick two? The grand first-floor drawing room with its balcony overlooking the square and St Saviour's is ideal for relaxing and entertaining, while the beautifully restored Victorian plumbing in the master bedroom's en-suite is simply marvellous.

Why you should buy it

St George's Square is one of the most well-regarded addresses that Pimlico has to offer. The long-term view would suggest that the area will continue to increase not only in value but popularity too. And in terms of bang-for-your-buck, Pimlico offers a much better return for one's money compared to some of our more affluent neighbours without – in my opinion – having to compromise on location. A little known fact about St George's Square is that it remains London's only garden square open to the River Thames.

£4,250,000. Jackson-Stops & Staff Pimlico, 020 7828 4050; jackson-stops.co.uk/london



Abingdon Road, W8 £550 per week Fees Apply

A stunning flat on the raised ground floor of this period conversion. EPC=C. Entrance hall, reception room, kitchen, bedroom and bathroom. Unfurnished.

020 7221 2277 abigail@mountgrangeheritage.co.uk



Lexham Gardens, W8 £1,395 per week Fees Apply

A recently redecorated family maisonette with huge proportions and excellent fitted storage. EPC=D. Entrance hall, reception room, kitchen, three bedrooms, two bathrooms and pretty garden. Unfurnished. **Sole Agents**

020 7221 2277 petra@mountgrangeheritage.co.uk



Marloes Road, W8 £550 per week Fees Apply

A bright and spacious flat on the second floor of this period conversion. EPC=D. Reception room, kitchen, two bedrooms and two bathrooms. Unfurnished. **Sole Agents**

020 7221 2277 camilla@mountgrangeheritage.co.uk



Gatcliff Road, SW1 £565 per week Fees Apply

An immaculate apartment in this new and exclusive waterside development within walking distance to Victoria station. EPC=C. Entrance hall, reception room/kitchen, bedroom, bathroom and balcony. Furnished. **Sole Agents**

020 7221 2277 camilla@mountgrangeheritage.co.uk



Alexa Court, W8 £1,125 per week Fees Apply

A charming apartment on the ground floor of this popular building, a short walk from High Street Kensington. The property benefits from high ceilings and the rent includes a weekly cleaner and a monthly gardener. EPC=E. Entrance hall, reception room, kitchen, two bedrooms, two bathrooms and garden. Furnished.

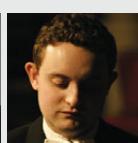
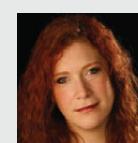
020 7221 2277 camilla@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



We proudly sponsor for the 9th year **Kensington & Chelsea Music Society** at **Leighton House, Holland Park**. Pick up a programme for this season's concerts from any of our offices or go to mountgrangeheritage.co.uk

The first concert is on **Tuesday 14th October 2014**
with **Elisabeth Meister** soprano, **Brindley Sherratt** bass
and **William Vann** piano.





Stratford Road, W8 2,475,000 Freehold

Located in the heart of Stratford Village, this charming maisonette is arranged over three floors and benefits from its own private entrance on the ground floor. The 1501 sq ft (approx.) property is in good decorative order and presents well throughout. There is an abundance of natural light with pretty views (both front and back) from every room in the property. Stratford Road is an incredibly popular address thanks to the well-established and highly regarded shops, deli's and restaurants. EPC=D. Entrance hall, cloak room, reception room, kitchen/breakfast room, three double bedrooms (one with an en-suite wet room), two bathrooms and south-facing roof terrace.

020 7937 9976 chloe@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



Cromwell Crescent, SW5 £2,000,000 Share of Freehold

A tastefully decorated and beautifully presented second floor mansion flat which offers very generous living space coupled with well-proportioned bedrooms and bathrooms. The property boasts attractive views and an abundance of natural light thanks to the open layout and east-west orientation. The apartment further benefits from ample fitted storage throughout. Warwick Mansions is a handsome mansion block which is perfectly located for the amenities on Earls Court Road as well as Kensington High Street. The beautiful open spaces of Holland Park are also a short walk away. EPC=D. Double reception room, kitchen, two large double bedrooms, two shower rooms and balcony. **Sole Agents**

020 7937 9976 chloe@mountgrangeheritage.co.uk

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Email: reception@bestgapp.co.uk

www.bestgapp.co.uk



EATON MEWS SOUTH, SW1

A sleek and modern take on this traditional mews house set in the very heart of Belgravia. Property comprises 3 bedrooms (master with en suite), reception room with study and dining area, entrance hall, garage with internal access, kitchen/breakfast room, cellar and own private roof terrace. Available immediately. A TRUE MUST SEE. EPC Rating: C

Offered furnished

£3,500 per week

- * Bespoke Roof Terrace
- * Internal Garage
- * Wine Cellar
- * Beautifully Re-decorated Throughout
- * Attention to Detail in Every Room
- * Family Mews House

Stanhope Gardens, SW7

£2,250,000

This wonderful duplex apartment comprises four bedrooms, two reception rooms and access to communal gardens



- Four bedrooms
- Two reception rooms
- Access to communal gardens
- Duplex
- Gloucester Road underground
- Energy rating d

chard.co.uk

Chard

Bolton Gardens, SW5

£1,950,000

A three double bedroom apartment arranged over the second floor of this Victorian conversion



- Three double bedrooms
- Second floor
- Open plan kitchen with terrace
- Living room with wood floors
- Earls Court underground
- Energy rating c

South Kensington & Chelsea sales
020 7373 8883

Elvaston Place, SW7

£1,495,000

A two bedroom, two bathroom raised ground floor apartment with a large reception room



- Two bathrooms
- Large reception room
- Raised ground floor
- Desirable location
- Gloucester Road underground
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883

Harcourt Terrace, SW10

A bright one bedroom apartment set on the second floor of this stucco fronted building



£899,950

- West facing
- Recently refurbished
- Stucco fronted building
- Desirable location
- Earls Court underground
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

Dawes Road, SW6

A newly built two bedroom duplex apartment, located in the heart of Fulham



£875,000

- Two bedrooms
- Two bathrooms
- Newly built
- Finished to a high standard
- Duplex
- Fulham Broadway underground

Fulham sales 020 7731 5115

Emperors Gate, SW7

This spacious two double bedroom apartment is situated on a popular residential street



£925,000

- Two double bedrooms
- Private terrace
- Open plan living area
- 24 hour porter
- Gloucester Road underground
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

Thames Point, SW6

A wonderful three bedroom apartment set on the tenth floor in Imperial Wharf



£2,250,000

- Three bedrooms
- Two balconies
- Recently refurbished
- 24 hour porter
- Imperial Wharf overground
- Energy rating c

Fulham sales 020 7731 5115

chard.co.uk

Chard

Coleherne Mews, SW10

A three bedroom mews house with a private garage located on the Chelsea borders

£875 p/w



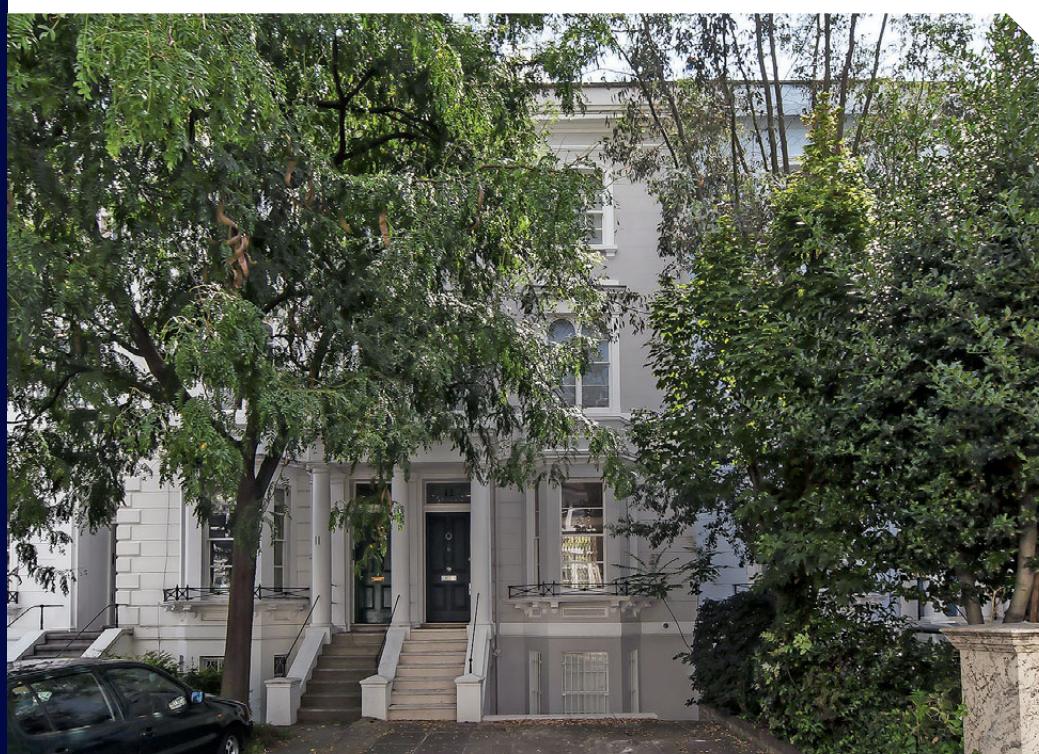
- Three bedrooms
- Arranged over three floors
- Eat in kitchen
- Cobble mews
- Chelsea borders
- Earls Court underground

South Kensington & Chelsea lettings
020 7244 7711

Earls Court Gardens, SW5

An attractive five bedroom, three bathroom house arranged over four floors

£2990 p/w



- Five bedroom house
- Large paved garden
- Impressive kitchen/dining room
- Two reception rooms
- Three bathrooms
- Two off street parking spaces

South Kensington & Chelsea lettings
020 7244 7711

Bradbourne Street, SW6

A six bedroom house with a private garden and a roof terrace



£1850 p/w

- Two double reception rooms
- Four bathrooms
- Formal dining area

Fulham lettings 020 7384 1400

- Private garden and roof terrace
- Parsons Green underground
- Energy rating d

Perham Road, W14

This two double bedroom apartment benefits from a large roof terrace



£625 p/w

- Spacious living room
- Separate kitchen
- Large roof terrace

Fulham lettings 020 7384 1400

Arundel Mansions, SW6

A refurbished two double bedroom cottage in the heart of Parsons Green



£590 p/w

- Private entrance
- Living room with wood floors
- Open plan kitchen

Fulham lettings 020 7384 1400

- Brand new refurbishment
- Parsons Green underground
- Energy rating b

Munster Road, SW6

A one double bedroom raised ground floor apartment with a private garden



£350 p/w

- Raised ground floor
- Semi open plan kitchen
- Living room with dining area

Fulham lettings 020 7384 1400

- Private garden
- Parsons Green underground
- Energy rating c

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A 'double house' • Grade II* Listed • Original panelling, fireplaces and Georgian features • Private walled garden

4 Reception Rooms, Kitchen, Utility, 6 Bedrooms, 4 Bath and Shower Rooms, Vaults, GIA 3,587 sq ft / 333 sq m

Guide Price £6,250,000 • Freehold

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www.hathaways.co.uk



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Cresswell Place, SW10

A beautiful modern and contemporary four double bedroom mews house situated close to Gloucester Road and the amenities of South Kensington and Chelsea. The house has off street parking for one car and a spacious decked garden at the rear of the house. There are two spacious reception rooms making this the perfect home for a family. **EPC:D**

£2500 per week* Unfurnished

- 4 bedrooms
- Recently Refurbished
- 2 Reception Rooms
- 3 bathrooms
- Garden

Hamptons Chelsea

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***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges



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INTERNATIONAL



Fulham Park Gardens, SW6 £1,450,000 Share of Freehold

A spectacular 3 bedroom maisonette on the top two floors of a 'Lion House' in this popular residential street. The property has been refurbished and extended to create a beautiful and flexible home, with well proportioned rooms and fantastic south east facing roof terrace. **EPC:D**



New Kings Road, SW6 £2,995,000 Freehold

A beautiful Georgian house which has been refurbished by the current owner to create a stunning family home, using a clever blend of traditional materials and modern technology. The property offers particularly dramatic and spacious living space on the lower floors, and a gorgeous south facing garden. **EPC:C**

Hamptons Fulham

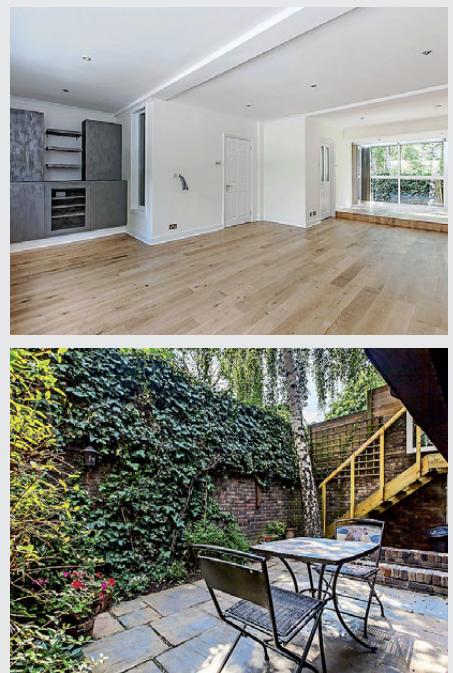
Sales. 020 7384 1001 | fulham@hamptons-int.com





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HAMPTONS
INTERNATIONAL



Logan Place, W8 £1,375 per week* Unfurnished

A modern four bedroom townhouse benefiting from a garage and a south facing patio garden. The property is arranged over four floors with a large reception dining area and modern kitchen. (1582 sq ft / 147 sq m) **EPC:D**



Kensington High Street, W8 £1,050 per week* Unfurnished

A bright and extremely spacious top floor four bedroom flat located on Kensington High Street. The property benefits from a stunning kitchen reception room with double height ceilings and wood floors. (1959 sq ft / 182 sq m) **EPC:D**

Hamptons Kensington

Lettings. 020 7717 5459 | kensingtonlettings@hamptons-int.com



***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges



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The Courthouse, SW1P £900 per week* Furnished

Immaculately presented two bedroom apartment situated on the sixth floor of a prestigious development located in the heart of Westminster. The property offers luxurious and spacious accommodation, 24 hour concierge, communal gym and parking. **EPC:B**



The Icon, SW1V £725 per week* Furnished

Stylish two bedroom apartment situated in a prestigious riverside development boasting modern decor, wood floors, balcony, river views, parking and 24 hour concierge. **EPC:D**

Hamptons Pimlico & Westminster

Lettings. 020 7717 5479 | pimwestlettings@hamptons-int.com



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Bury Walk, SW3 £975 per week* Furnished

A modern newly refurbished two bedroom house located moments from South Kensington. The property has had extensive redecoration and has a modern kitchen, reception room with wooden floor, private patio garden. **EPC:D**



Redburn Street, SW3 £1,095 per week* Furnished/unfurnished

Located moments from the many upmarket amenities along Chelsea's King's Road, this desirable two bedroom split level flat offers a bright and beautifully presented interior with a patio garden. **EPC:D**

Hamptons Sloane Square

Lettings. 020 7717 5483 | sloane-square-lettings@hamptons-int.com | www.hamptons.co.uk



***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

a word from

JONATHAN ACHAMPOONG, WEDLAKE BELL

Selling a flat comes with its own unique costs, which potential vendors need to keep in mind



Buildings that comprise flats must be managed by the landlord and/or management company. This means that building insurance must be kept in place, and common areas maintained. The vendor's solicitor will normally provide the buyer's solicitor with information regarding the management of the building, known as a management pack.

The pack will contain information on matters such as when future works are likely to take place, evidence that the

building is insured and accounts for the past three years. It can cost anywhere from £75 to £500, plus VAT.

Some leases only allow a flat to be sold if the prior consent of the landlord is obtained, which is likely to cost between £500 and £1,500, plus VAT.

Many leases stipulate that the tenant must not carry out alterations without the landlord's consent. If you have carried out alterations without permission, you may need to obtain retrospective consent in order to facilitate your sale.

Retrospective consent (assuming it will be given) would typically cost between £650 and £2,000, plus VAT.

Owning a share of freehold doesn't always mean that you are automatically entitled to extend your lease for free. Accordingly, a buyer may insist that you must deal with the lease extension before the sale completes. If so, you are likely to be liable for your co-freeholders' legal costs, as well as your own.

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10
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AUTUMNAL
DESSERTS



WIN!
*a luxury
fedora from
Penmayne of
London*

BEANEY PEARCE



Chelsea Harbour, SW10

£9,950,000

This stunning four bedroom, four bathroom, harbour and riverside penthouse is located within the sought after Chelsea Harbour development. This impressive apartment spans in excess of 5,100 sq ft. with almost 2,500 sq ft. of lateral living space and unrivalled views of the river Thames, energy rating c.

Chelsea Sales

020 7590 9510

BEANEY PEARCE



Moncorvo Close, SW7

£8,600,000

Located within a popular Knightsbridge close, is this substantial home offering four bedroom suites, a double reception room and a garage, energy rating d.

South Kensington Sales

020 7838 1888



Lexham Gardens Mews, W8

£2,995,000

A beautifully modernised and refurbished mews house set within a cobbled mews. With three bedrooms, three bathrooms and a large reception room, energy rating f.

South Kensington Sales

020 7838 1888



Queen's Gate Place, SW7

£1,000 p/w

A raised ground floor duplex apartment set within this Georgian conversion. Ideally situated, the property is within 0.3 miles of Gloucester Road station, energy rating d.

South Kensington Lettings

020 7838 1888



Queen's Gate Place, SW7

£1,495 p/w

A spacious fourth and fifth floor duplex apartment with a fabulous roof terrace, located on a sought after road in South Kensington, energy rating c.

South Kensington Lettings

020 7838 1888

BEANEY PEARCE



Smith Terrace, SW3

£5,695,000

A newly refurbished three bedroom family home located on one of Chelsea's most sought after terraces. Arranged over five floors with a south facing garden, energy rating e.

Chelsea Sales

020 7590 9510



Cadogan Square, SW1X

£3,690,000

Located on Cadogan Square, this lateral apartment comprises three bedrooms, a large reception room and two bathrooms, energy rating d.

Chelsea Sales

020 7590 9510



Eaton Mews South, SW1W

£3,500 p/w

An impressive three bedroom, three bathroom mews house located in the heart of Belgravia. Offering ample family living and a roof terrace with city views, energy rating c.

Chelsea Lettings

020 7590 9500



Culford Gardens, SW3

£865 p/w

A refurbished two bedroom apartment set within this delightful Victorian conversion. The property is located on the top floor and is offered furnished, energy rating c.

Chelsea Lettings

020 7590 9500

Tenants fees may apply



Cadogan Lane, SW1

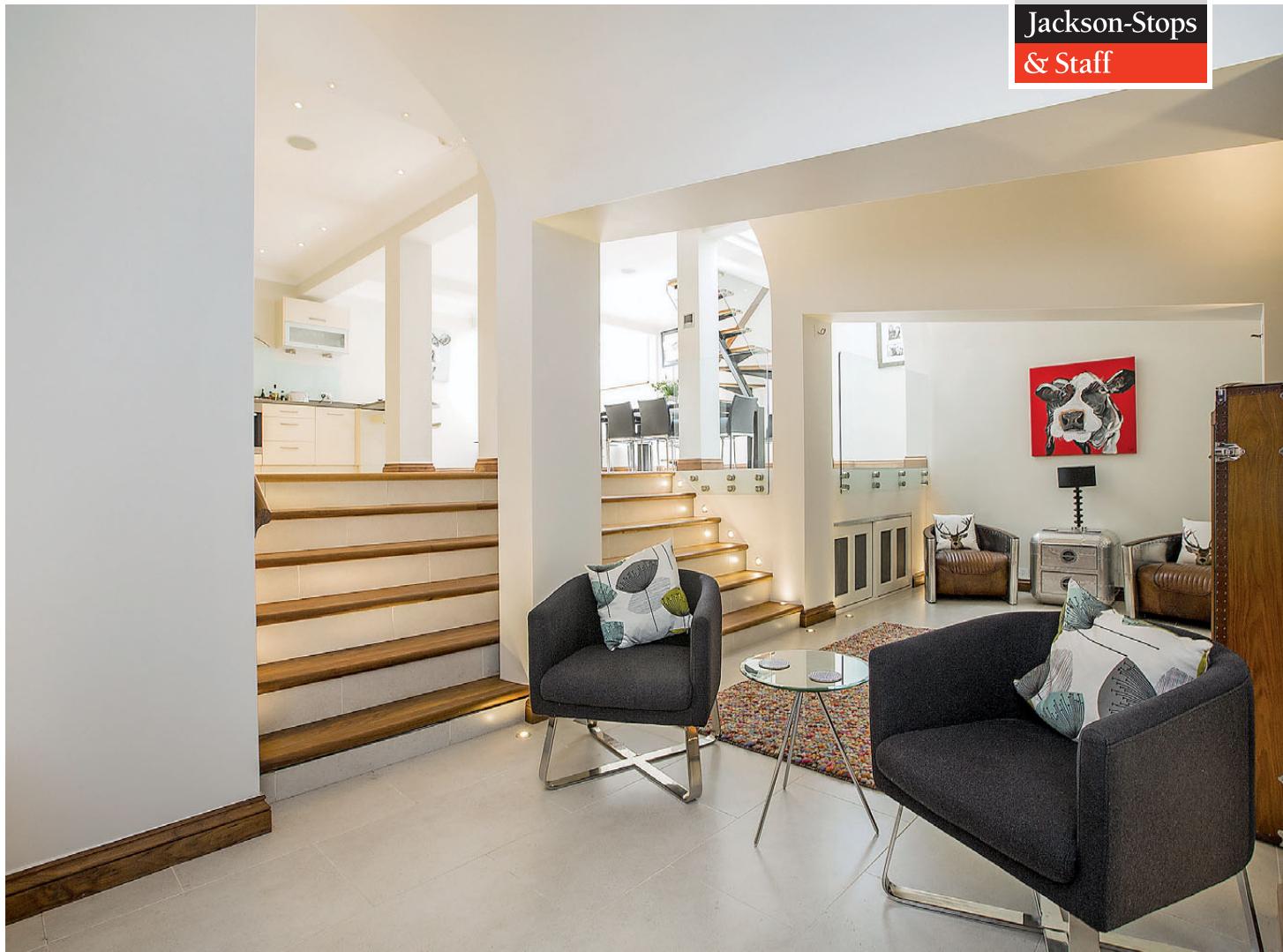
A classic Belgravia town house that has been refurbished substantially. 3 bedrooms, bathroom and shower room en suite, reception, kitchen/dining room, cloakroom, loft, garden, garage, off-street parking.

EPC Rating D

£2,700,000 Leasehold 21 years approx. **Fast Find: TR58439**



Jackson-Stops
& Staff



Winchester Street, SW1

An opportunity to purchase a beautifully designed home offering three bedrooms and three bathrooms in Pimlico, SW1.

EPC Rating B

£1,650,000 Share of freehold [Fast Find:TR56793](#)

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pimlico@jackson-stops.co.uk



Jackson-Stops
& Staff

jackson-stops.co.uk



Sloane Court West, SW3

A newly renovated, raised ground floor apartment with direct access to communal gardens, dark wood floors to the reception areas and just 0.3 miles to Sloane Square. Two double bedrooms, en suite bathroom, shower room, reception room, open plan kitchen. Furnished. EPC Rating D £850 per week (fees apply)

Chelsea 020 7581 8431

Fast Find: TR58117



St George's Square, SW1V

A top floor flat on this garden square located close to the River Thames and just 0.3 miles from Pimlico underground station. Reception room, two bedrooms, separate kitchen, bathroom, good storage. Available now, the property is offered furnished or unfurnished. EPC Rating C £575 per week (fees apply)

Pimlico 020 7828 4050

Fast Find: TR58228

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4,037 sq ft (375 sq m)
3,545 sq ft (329 sq m)
2,323 sq ft (216 sq m)

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UNMODERNISED PROPERTIES

Contrary to popular belief, homes with dated interiors are increasing popular purchase choices for buyers in Kensington



Chloe Leefe, Associate Director of Mountgrange Heritage's Kensington office, says the trend is popular with buyers who are looking to make immediate changes.

'This trend may come as a surprise to many because unmodernised properties can seem unappealing – especially in the photos – and therefore are less likely to attract viewings. But buyers of London property are cannier than that. Many know that beauty is only skin deep and that what matters most is the size, proportions, and of course, location of the property.'

Although unmodernised properties may look out of date, they jigsaw perfectly with the other trend that dominates property purchases these days – for buyers to want put their own stamp on their new home – and quickly, not over a period of years as used to be the case. In most cases that means ripping out the kitchen and bathroom, and

re-decorating throughout, perhaps even re-modelling or extending if space and planning allow. Unmodernised houses are the perfect candidates. There will be no guilt associated with removing a tired old kitchen or bathroom suite, whereas ripping out a brand new one may seem wasteful to many.

'In previous years, people would have spruced up their property before putting it on the market in order to give themselves a better chance of selling it. Today, with demand so strong and people wanting to change the property before they move in, there is little benefit for vendors in bringing the property up-to-date.'

'The benefit to buyers is of course that unmodernised properties can be better value than contemporary homes – leaving them more money to spend on the renovation to achieve their dream.'

'We believe the trend is particularly prevalent in Kensington because of the demographic of the people that live in this very traditional part of London. Many of the period buildings have residents that have lived here for many years – decades in some cases. With the recent astronomical rises in property prices, many are cashing in and deciding to downsize while the going is good.'

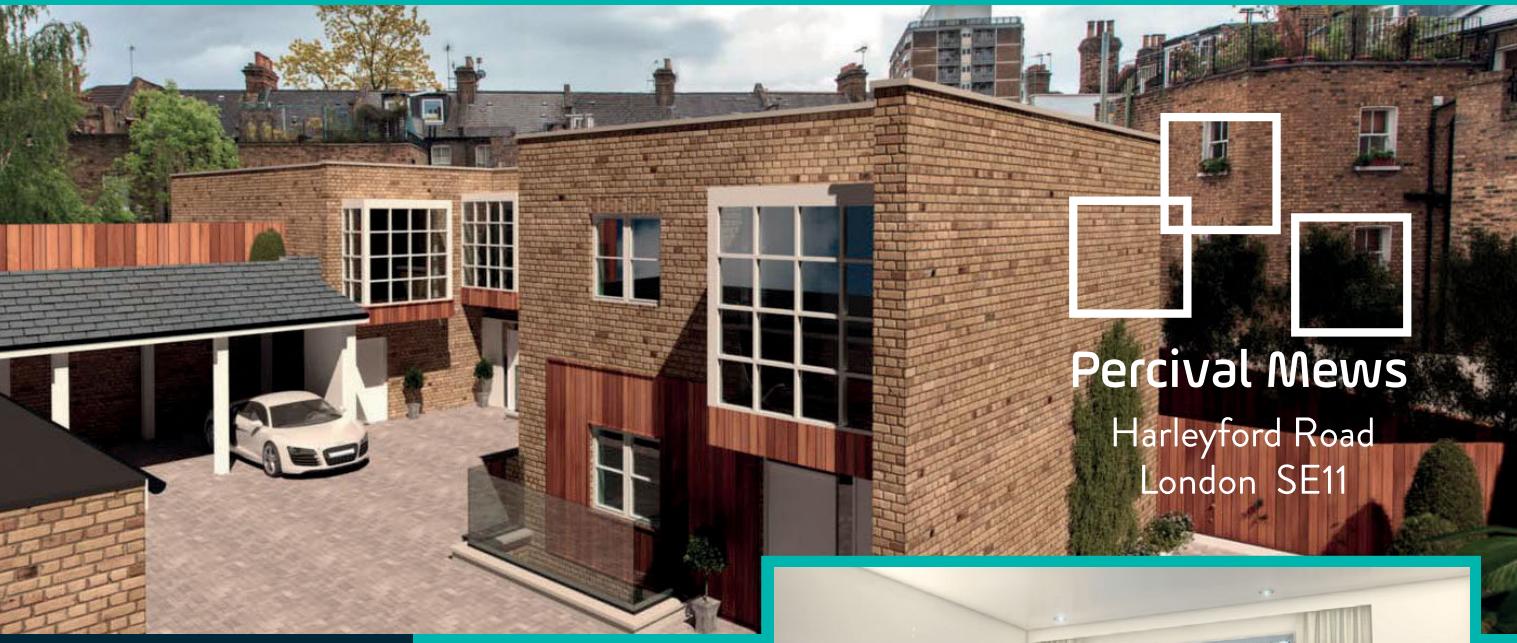
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Kensington has a plethora of unmodernised homes

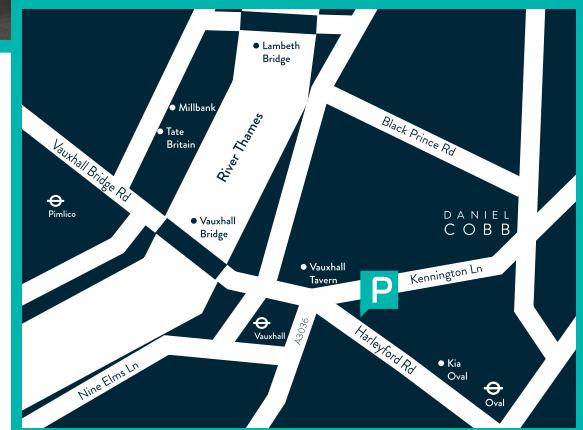
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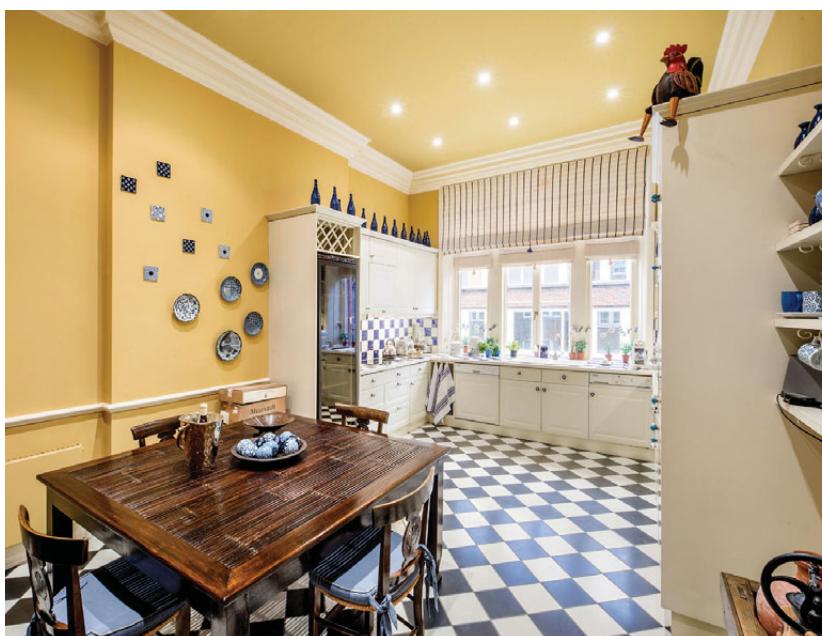
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Leasehold: approximately 120 years remaining

Guide price: £4,500,000

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Leasehold: approximately 987 years remaining

Guide Price: £3,450,000

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Unfurnished



IFIELD ROAD, SW10

A truly stunning family house which has been extensively refurbished to a contemporary style and provides fantastic entertaining space. EPC Rating: E.

£1,995
per week *
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ELM PARK ROAD, SW3

An impeccably presented two bedroom apartment with lift access. The property has undergone a full refurbishment, offering modern fixtures and fittings. EPC Rating: C.

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per week *
Furnished/
Unfurnished



FULHAM ROAD, SW10

A spacious and modern two bedroom flat situated in this highly sought after porteried building, which has been superbly furnished throughout. EPC Rating: B.

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LINDEN GARDENS, W2

A very well presented and spacious one bedroom flat situated on the 2nd floor of a period conversion moments from Notting Hill Gate underground station. EPC Rating: D.

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HARCOURT TERRACE, SW10

A beautifully furnished and stunning one bedroom flat (with a study/occasional bedroom) which enjoys its own entrance and private patio garden. EPC Rating: C.

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EGERTON GARDENS, SW3

A rare opportunity has arisen to rent this three bedroom duplex apartment which is situated in a well maintained period building on the fourth floor with a lift. EPC Rating: E.

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DELVINO ROAD, SW6

A fabulous four bedroom house which has undergone an extensive refurbishment, offering modern fixtures and fittings, although retaining the wonderful period charm. EPC Rating: D.

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BEAUFORT STREET, SW3

A fabulous three bedroom apartment situated on the top two floors of a period conversion moments from the Fulham Road and Kings Road. EPC Rating: D.

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OAKWOOD COURT, W14

A superb two bedroom apartment offering spacious accommodation on the 4th floor (with lift) of a Victorian mansion building, with porter. EPC Rating: D.

£1,150
per week *
Unfurnished



IFIELD ROAD, SW10

An absolutely stunning raised ground floor apartment in this period conversion, on a quiet road just off the Fulham Road. EPC Rating: E.

£995
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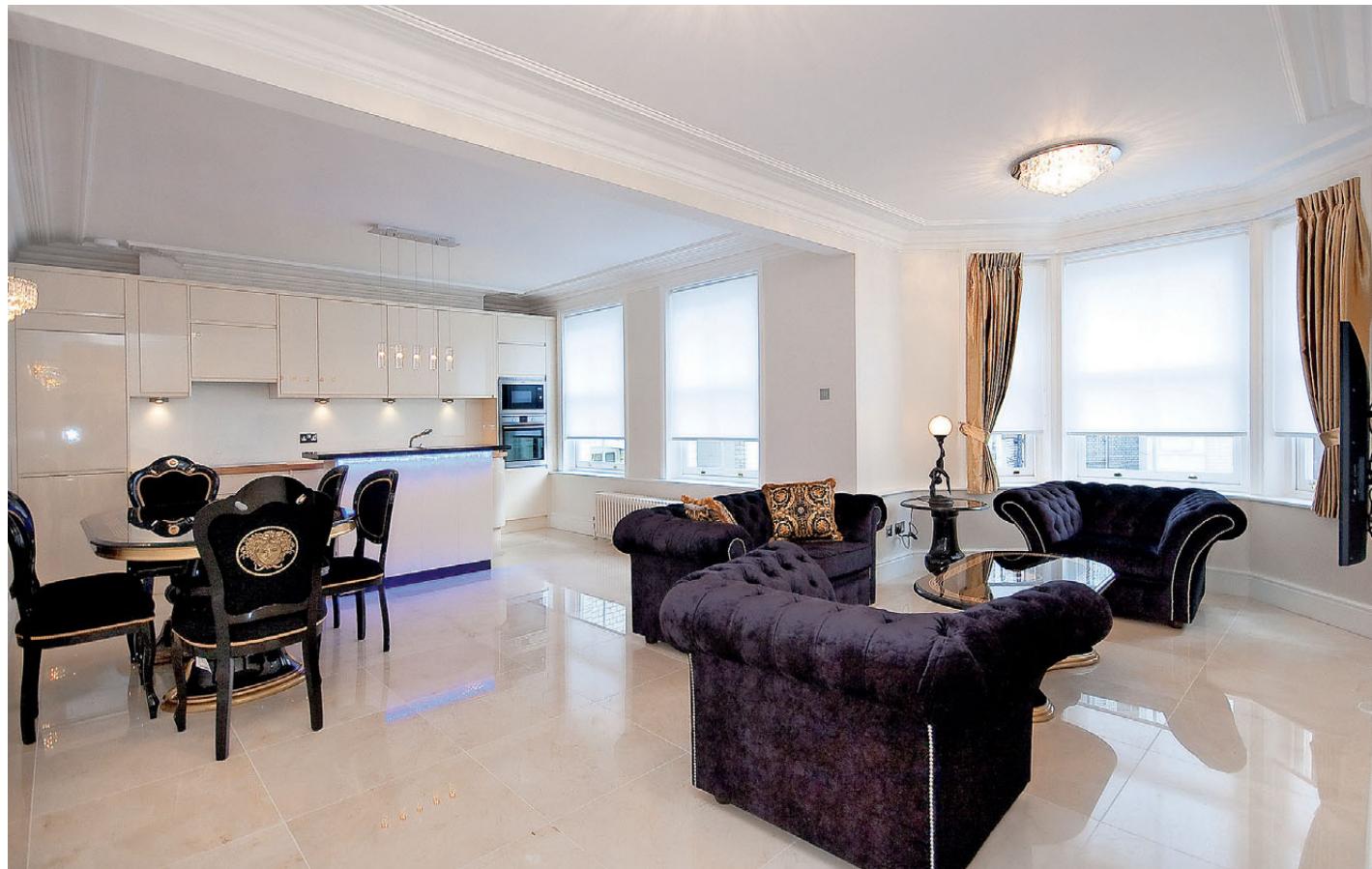
EVELYN GARDENS, SW7

A truly beautifully presented one bedroom flat situated on the top floor of a period conversion building with lift access and wonderful views. EPC Rating: G.

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* Tenants are advised when renting a property the advertised rent does not include council tax, water or utility charges. The administration fees are £175 (inc. VAT) and referencing charges of £40 per Tenant/Guarantor. The Inventory check in cost will vary but should not exceed £150 and a 6-8 week deposit is required.

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CHAPEL STREET, SW1

Elegant period house situated close to Hyde Park Corner. 3865 sq ft.

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ROSARY GARDENS, SW7

Well proportioned raised ground floor flat with high ceilings.

Bedroom, Shower Room, Cloakroom, Reception Room, Kitchen, EPC Rating E

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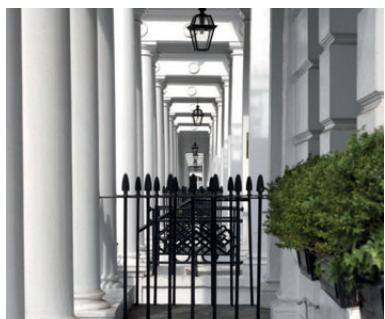


PROPERTY TAX IS CHANGING

New proposals for non residents from April 2015 have been announced with the finer details expected late 2014

With a complex tax regime, the taxation of property investments in the UK has changed significantly in recent times.

Investors should make sure that they obtain the most up to date tax advice on issues relating to real estate.



Cornerstone Tax is a proactive tax advisory firm, specialising in property taxation in the UK.

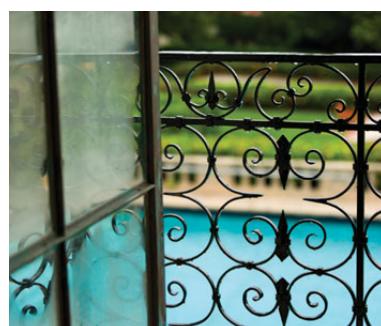
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- Stamp Duty Land Tax
- ATED "the Mansion Tax"
- Inheritance Tax
- Capital Gains Tax

Non Residents on borrowed time

New proposals for non residents owning UK property have been announced with the finer details expected late 2014.

From April 2015, non UK Residents selling UK residential property will be subject to Capital Gains Tax (CGT) on future sale:



- Regardless of value
- To gains made after April 2015
- At a CGT rate likely to be 28%

Solutions are available to those already exposed, but action is needed prior to April 2015 to ensure no further tax is incurred.

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